



PLANNING COMMISSION AGENDA

Thursday, February 16, 2012

6:30 p.m.

Coon Rapids City Center

Council Chambers

Call to Order

Pledge of Allegiance

Adopt Agenda

Approval of Minutes from January 19, 2012 Regular Meeting and January 19, 2012 Workshop

New Business

1. Case 12-1 MFRA, INC. – Site plan approval for a multi-tenant commercial building, 1835 Gateway Drive - Public Hearing

Other Business

Adjourn



Planning Commission Regular

Meeting Date: 02/16/2012

SUBJECT: Approval of Minutes from January 19, 2012 Regular Meeting and January 19, 2012 Workshop

Attachments

workshop January 19

regular meeting January 19

COON RAPIDS PLANNING COMMISSION WORKSHOP MEETING OF January 19, 2012

The workshop meeting of the Coon Rapids Planning Commission was called to order by Chair Naeve at 6:45 p.m.

Members Present: Chairman Naeve, Commissioners Jenny Geisler, Cedric Lattimore, Jonathan Lipinski, Wayne Schwartz, Zachary Stephenson and Julia Stevens.

Members Absent: None

Staff Present: Community Development Director Marc Nevinski; City Manager Matt Fulton and Planner Scott Harlicker;

The City Manager met with the Commission to discuss their vision for Coon Rapids as well as how their volunteer experience on the Commission could be improved. The Commission provided input on the following issues:

1. Within the area of responsibilities of your commission, what are the top three (3) recommendations you would provide the City Council as long term strategies to make the community better and stronger.
2. As you think about Coon Rapids overall, what top three (3) recommendations would you provide the City Council as important to the future of the community.
3. If you had \$100 to pay for the following public services, how would you allocate the money?
4. What are the greatest assets in the community? In other words, if we were to market Coon Rapids to the “outside world”, what would we say about the community to lure people to invest and move to the community?
5. As a Municipal Advisory Commission member, you provide valuable input and insight on matters of importance in the community. In doing so, you volunteer your valuable time and energy. What ideas could you offer that would help ensure that your experience is worthwhile, valuable, and enjoyable?

The Commission also reviewed the proposed revisions to Title 11, Chapters 1200 “General District Standards” and 1400 “Towers and Antenna Structures”:

Chapter 1200

Staff presented the major changes to the General District Standards, Chapter 11-1800 in the current code, include updating the off-street parking requirements. The existing list will be replaced with a table. Staff is currently researching new minimum parking requirements. A condition has been added that allows the curb and gutter requirement to be waived if an approved Low Impact Design stormwater management is utilized.

The Commission asked for clarification regarding the curb and gutter options available if LID stormwater management is utilized. The Commission also discussed possible conflicts/confusion between Section 11-1203 ‘Fences’ and Section 11-1204 “Screening”, and between 11-1205.1 height limitations for radio and television antennas and 11-1400 Towers and Antenna Structures. The commission noted a conflict between the compliance section for screening materials and Section 11-1300 which regulates non-conforming structures and improvements. The Commission discussed source documentation for the proposed off street parking requirements.

Chapter 1400

Staff presented the proposed changes to Section 11-1400 Towers and Antenna Structures. The section has been moved from its own section and incorporated into Title 11. Two significant changes are proposed. The review process for new towers in residential areas will include Planning Commission review and recommendation. The Commission will hold the public hearing and make a recommendation to the Council, which will approve or deny the application. The other change is having administrative review of all collocation applications.

Other changes include incorporating federal regulations on decision time frames and standardizing the public hearing and appeal process. The notification radius will be reduced from 850 feet to 350 feet as part of the standardized public hearing process.

Chair Naeve adjourned the meeting at 8:30 PM.

Respectfully submitted
Scott Harlicker
Planner

COON RAPIDS PLANNING COMMISSION MEETING OF JANUARY 19, 2012

The regular agenda meeting of the Coon Rapids Planning Commission was called to order by Chairman Naeve at 6:30 p.m.

Members Present: Chairman Naeve, Commissioners Jenny Geisler, Cedric Lattimore, Jonathan Lipinski, Wayne Schwartz, Zachary Stephenson and Julia Stevens.

Members Absent: None.

Staff Present: Community Development Director Marc Nevinski and Planner Scott Harlicker;

PLEDGE OF ALLEGIANCE

Chairman Naeve led the Council in the Pledge of Allegiance.

OATH OF OFFICE

Community Development Director Nevinski administered the Oath of Office to Commissioner Zachary Stephenson.

Chairman Naeve welcomed Commissioner Stephenson to the Planning Commission. She also took the time to thank former Commissioner Margaret Murphy for her many years of service to the City of Coon Rapids.

ADOPTION OF THE AGENDA

MOTION BY COMMISSIONER STEVENS, SECONDED BY COMMISSIONER LIPINSKI, TO ADOPT THE AGENDA AS AMENDED ADDING ITEM 1A, ELECTING A VICE-CHAIR. THE MOTION PASSED UNANIMOUSLY.

APPROVAL OF THE DECEMBER 15, 2011 REGULAR MINUTES

Chairman Naeve requested a correction to Page 2, the Sixth Paragraph, noting it should read, "the shared access easement would be transferred to the new property owner and stay with the property."

MOTION BY COMMISSIONER GEISLER, SECONDED BY COMMISSIONER SCHWARTZ, TO APPROVE THE PLANNING COMMISSION MINUTES OF THE REGULAR MEETING OF DECEMBER 15, 2011, AS CORRECTED. THE MOTION PASSED UNANIMOUSLY.

NEW BUSINESS

1. CONSIDER ADOPTION OF THE 2012 RULES OF ORDER, INTERNAL PROCEDURES AND POLICIES, AND CODE OF ETHICS

Chairman Naeve requested the Commission approve the 2012 Rules of Order, Internal Procedures and Policies, and Code of Ethics.

Commissioner Lattimore requested further information on Roberts Rules of Order. Community Development Director Nevinski provided a brief summary on Robert's Rules of Order and processes. He indicated further information would be provided throughout the year for the newer Commissioners.

MOTION BY COMMISSIONER SCHWARTZ, SECONDED BY COMMISSIONER STEVENS, TO ADOPT THE 2012 RULES OF ORDER, INTERNAL PROCEDURES AND POLICIES AND CODE OF ETHICS. THE MOTION PASSED UNANIMOUSLY.

1A. ELECTING A PLANNING COMMISSION VICE CHAIR

Chairman Naeve requested the Planning Commission elect a Vice Chair for 2012.

Commissioner Stevens nominated Commissioner Geisler to serve as the Vice Chair.

Commissioner Lattimore was also interested in serving as the Vice Chair.

Community Development Director Nevinski handed out paper ballots for the Commission to vote on the Vice Chair position. After collecting and counting the ballots, Commissioner Geisler was elected the Vice Chair for 2012 on a 5-2 vote.

OTHER BUSINESS

Chairman Naeve commented on Planning Letter from City staff.

Community Development Director Nevinski indicated there would be a joint work shop meeting between the Planning Commission and the Council on February 28th at 6:30 p.m. in the Council Chambers. He requested the Commissioners advise staff if able to attend the meeting.

ADJOURN

MOTION BY COMMISSIONER SCHWARTZ, SECONDED BY COMMISSIONER GEISLER, TO ADJOURN THE MEETING AT 6:42 P.M. THE MOTION PASSED UNANIMOUSLY.

Recorded and Transcribed by,
Heidi Guenther
Planning Commission Recording Secretary



Planning Commission Regular

1.

Meeting Date: 02/16/2012

Subject: Case 12-1 MFRA, INC. – Site plan approval for a multi-tenant commercial building, 1835 Gateway Drive - Public Hearing

From: Scott Harlicker, Planner

INTRODUCTION

MFRA is requesting site plan approval to construct a multi-tenant commercial building.

ACTIONS

Conduct a public hearing

Decision by Planning Commission

Appeal to City Council Available

60 DAY RULE

The applicant submitted this application on January 9, 2012. To comply with the requirements of Minnesota Statute §15.99, the City must approve or deny the application by March 9, 2012.

LOCATION

The location of the proposed convenience store is at the northwest corner of Hanson Boulevard and Gateway Drive.

	Existing Use	Comprehensive Plan	Zoning
Subject Property	Vacant	Community Commercial	Community Commercial/PUD
North	Vacant	Community Commercial	Community Commercial/PUD
South	Holiday convenience store	Community Commercial	Community Commercial/PUD
East	Hanson Blvd and convenience store	General Commercial	General Commercial
West	Vacant	Community Commercial	Community Commercial/PUD

DISCUSSION

PROJECT DESCRIPTION

The applicant is proposing to construct a 5,990 square foot multi-tenant building. The project is located in the Gateway Commerce Center PUD. The original PUD was approved in 2007 and revised in 2009 to place the convenience store site at its current location. The PUD includes an overall site plan and design guidelines that govern development. This proposal will be compared for consistency with that overall plan and design guidelines, as well as site plan criteria found in Section 11-325.

STAFF ANALYSIS AND STANDARDS FOR APPROVAL

Site Plan Criteria

Required Finding - Chapter 11-325 - General Requirements for All Site Plans	Staff Analysis and Comments
(1) Be compatible with surrounding land uses	OK - The proposed site plan is compatible with the adjacent land uses.
(2) Preserve existing natural features whenever possible	N/A – There are no natural features to preserve.
(3) Achieve a safe and efficient circulation system	OK – The drive aisles are of sufficient width to allow for safe and efficient traffic circulation.
(4) Not place excessive traffic loads on local streets	OK – Project generated traffic will access the public streets at a signalized intersection. The intersection and adjacent streets were recently reconstructed and designed to accommodate all the traffic generated by the PUD.
(5) Conform to the City’s plans for parks, streets, service drives, and walkways	OK – Internal sidewalks will be provided as shown on the PUD sit plan.
(6) Conform to the City’s Goals and Policies	OK
(7) Achieve a maximum of safety, convenience, and amenities	OK - A sidewalk connects the building entrance with the parking lot. Lighting is provided for the parking lot and driveway. The lights will have shields and cut offs so that the light is directed away from adjacent properties. The lighting plan complies with city ordinance.
(8) Show sufficient landscaping	OK – Landscaping will be provided as shown on the approved PUD.
(9) Not create detrimental disturbances to surrounding properties	OK – The project will not create disturbances which will be detrimental to the surrounding properties.
(10) Meet Title 11	OK
(11) Show efforts to conserve energy whenever practical	OK

PUD Design Guidelines

Land Use	OK – The proposed building is consistent with the approved land use plan.
Public Spaces	OK – Outdoor seating areas are proposed on the east and west sides of the building.
Pedestrian Connections	OK – Sidewalk connections are provided between the building and the sidewalk on Hanson Boulevard and the internal sidewalk along the main drive aisle.
Landscaping and Screening	See discussion below
Building Orientation	OK - The building’s orientation is consistent with the design guidelines. The building faces the north and a future multi-tenant building. The entrance will be accessible, via sidewalk, from Hanson Boulevard. The service area (dumpster enclosure) is on the west end of the building. The design of the building minimizes views of service areas from public streets.
Site Coverage	OK – Landscaping and pervious materials are used to reduce runoff. Impervious surface has been minimized as much as possible and still maintain accessibility.

Parking and Service Areas	OK – The parking and service layout is consistent with the approve PUD site plan. The service area is separate from the main parking area. Thirty-three (33) parking spaces are provided. Parking is provided at a ratio of 180 spaces per square foot. The drive aisle and spaces comply with the dimensional requirements of the zoning code. Sufficient stacking room is provided for the drive through window.
Architectural Character	OK – See discussion below
Building Massing and Form	OK – The building includes breaks in the elevation as well as changes in material to articulate the different tenant spaces. The same materials are used on all sides of the building. Awnings are used to provide pedestrian scale to the building. The entrance includes a canopy and parapet as architectural features that highlight the main entrance.
Exterior Facades, Material and Color Palette	See discussion below
Lighting	OK - The mission style lighting proposed is consistent with the style approved for the project. The placement of lighting on the building is consistent with the design guidelines. The lighting will match the style initiated with the Holiday site. Pedestrian scale lighting is proposed along the sidewalk. The canopies/awnings cannot be illuminated.
Signage	OK – The PUD revision approved in 2009 includes one monument sign on this lot along Hanson Boulevard. The sign's location and design complies with the PUD standards. A separate sign permit is required for the freestanding and tenant wall signs.

Grading, Drainage and Utilities

The City Engineer has reviewed the grading drainage and erosion plans and has found them acceptable.

Access

Access into the site is provided from the central drive aisle that services the portion of the PUD adjacent to Hanson Boulevard. This common drive aisle provides access to Hanson Boulevard via Gateway Drive. The access points into the site provide adequate circulation for both delivery vehicles and customers.

A right-in access from Hanson Boulevard is provided to the north of this site. It is included on the overall PUD site plan. At this point in time it will be a one-way into the site. To ensure that drivers do not mistake it for an exit, signage should be included that identifies the driveway as one-way, do not enter.

Landscaping Discussion

The proposed landscape plan should be amended slightly to comply with the conditions of the PUD site plan approval. The proposed ornamental trees along Hanson Boulevard should be changed to overstory trees and an additional tree should be provided. Staff recommends Autumn Blaze Maples to provide shade during the summer and color in the fall. The landscaping along the interior of the site is consistent with the PUD. To provide a buffer in the area between the paving and Hanson Boulevard, the area should be landscaped with a combination of fencing, walls, berms and plantings.

Architectural Character and Exterior Facades, Material and Color Palette

The building is designed to fit in with the site and the proposed exterior is consistent with design guidelines. The exterior is a mix of materials and earth tone colors. Materials include brick, stone, rockface block and EIFS. Each wall includes windows and awnings that add visual interest. Canvas awning are proposed over the windows. The mix of colors help delineate the different tenant spaces. The pergolas over the outdoor seating areas provide shade and character. The base of the building consists of stone and rockfaced block; the upper section of the building is

brick and EIFS, and the middle is glass, canvas awnings and brick.

Parking and Service Areas

The parking lot is laid out for ease of access, for both cars and delivery vehicles. The proposed parking is sufficient to accommodate the demand of the proposed use. The spaces meet the dimensional requirements and are located so they do not face Hanson Boulevard. The area between the driveway and Hanson Boulevard should be well landscaped, screened and buffered with a combination of fencing, walls and plantings. The dumpster enclosure consists of materials that are coordinated with the architecture of the building. The mechanical equipment should be screened and coordinated with the architecture of the building using the same materials and construction type as the building.

A drive through is proposed on the south side of the building. The traffic for the drive through is separated from the main customer traffic. Sufficient stacking is provided. A canopy covers the drive through window.

RECOMMENDATION

In Planning Case 12-1, staff recommends the Planning Commission approve the proposed site plan with the following conditions:

1. The ornamental trees along Hanson Boulevard must be changed to Autumn Blaze Maples and an additional tree must be provided for a total of four.
2. The area between the paving and Hanson Boulevard must be landscaped with a combination of fencing, walls, berms and plantings.
3. The mechanical equipment must be screened and coordinated with the architecture of the building using the same materials and construction type as the building.
4. Bike racks are required.
5. No outdoor storage or display is permitted.
6. Wall lighting must be prairie style similar to the wall light on the Holiday store.
7. Parking lot lights must match the other lights used in the development.
6. Canopies and awnings cannot be illuminated.

Attachments

Colored Bldg Elevations

Location Map

building elevations

Design Guidelines

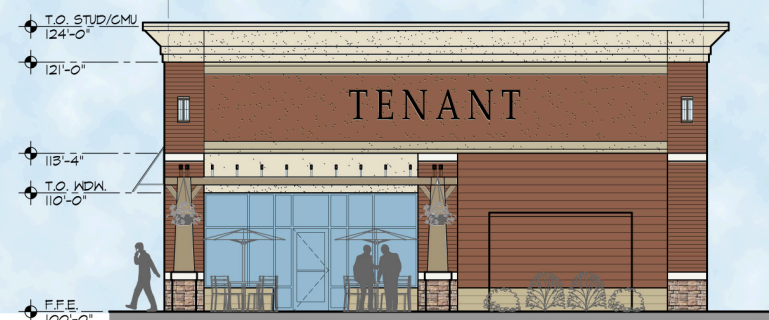
Development Plans



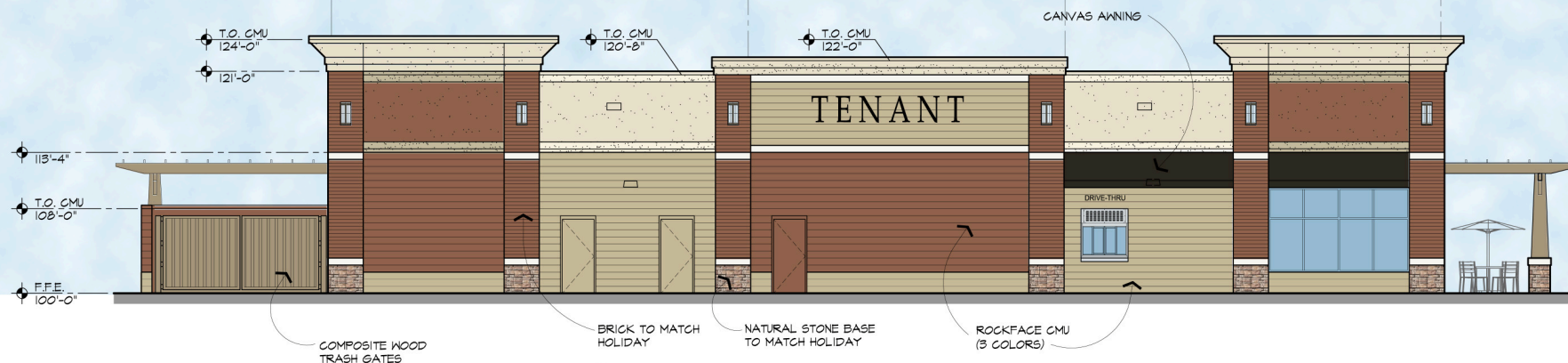
1 EAST ELEVATION
1/8" = 1'-0"



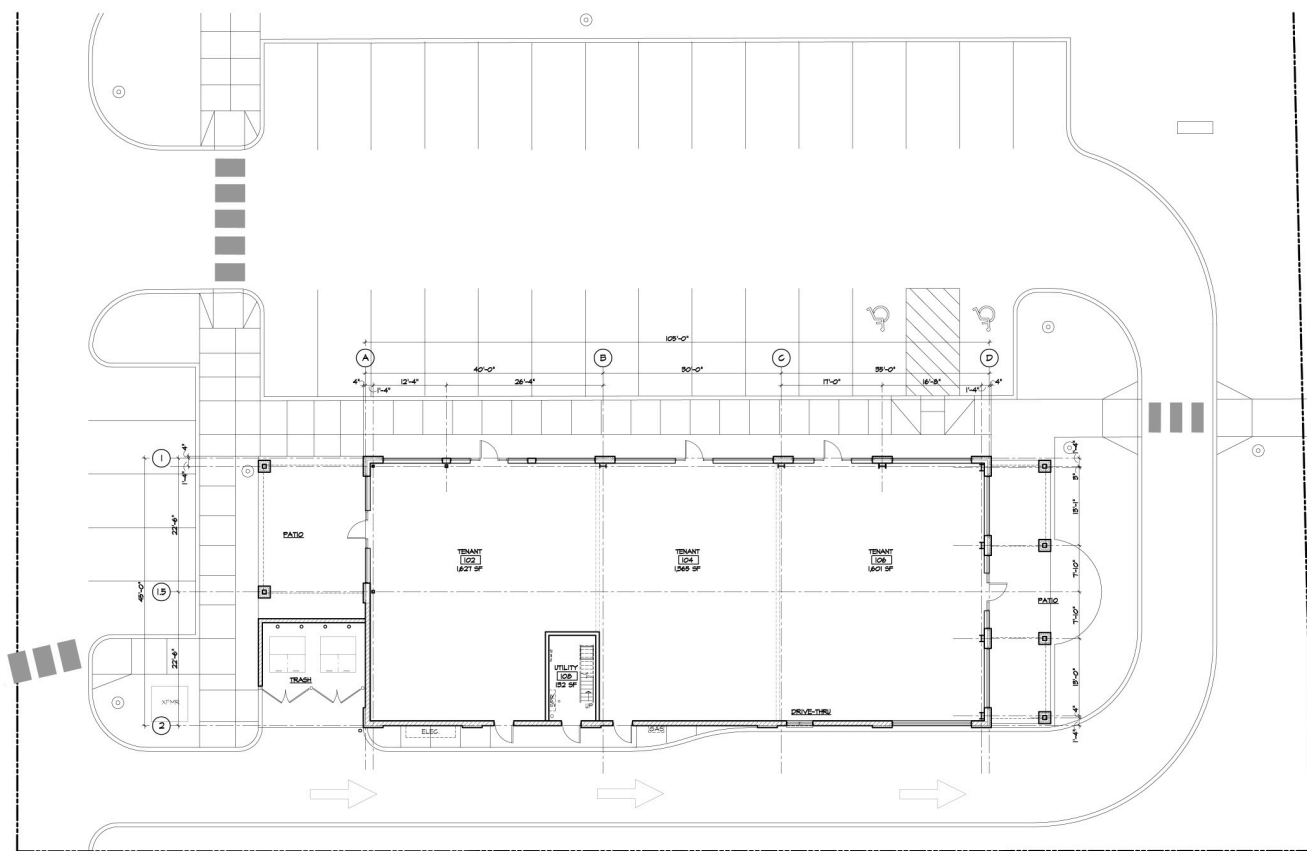
2 NORTH ELEVATION
1/8" = 1'-0"



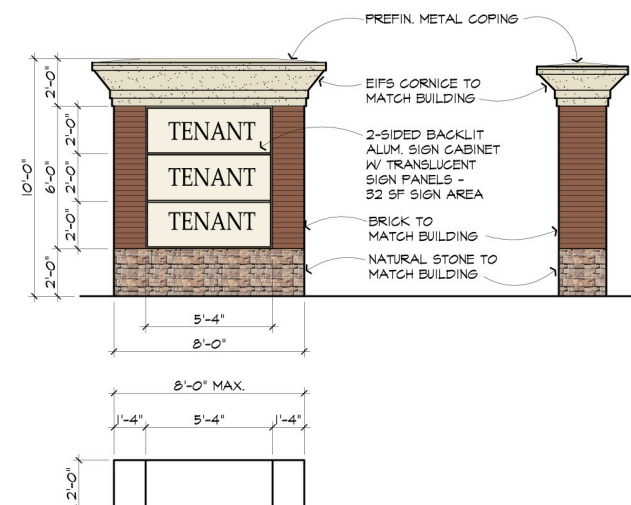
3 WEST ELEVATION
1/8" = 1'-0"



4 SOUTH ELEVATION
1/8" = 1'-0"



5 FLOOR PLAN
1/16" = 1'-0"

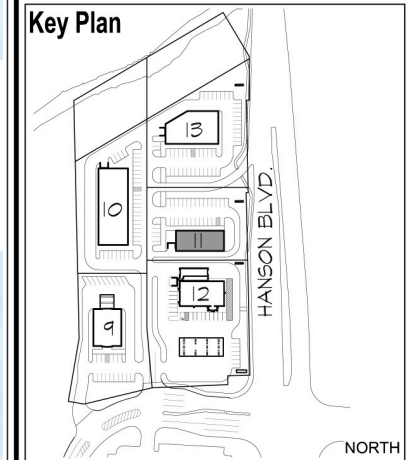


6 INDIVIDUAL TENANT MONUMENT SIGN
1/4" = 1'-0"

ARCHITECTURAL CONSORTIUM L.L.C.

901 North Third Street, Suite 220 612-436-4030
Minneapolis, MN 55401 Fax 612-692-9960

Key Plan



Mark	Revision / Issue	Date
	CITY SUBMITTAL	01-09-12
	PC COMMENTS	01-30-12

PRELIMINARY
NOT FOR CONSTRUCTION

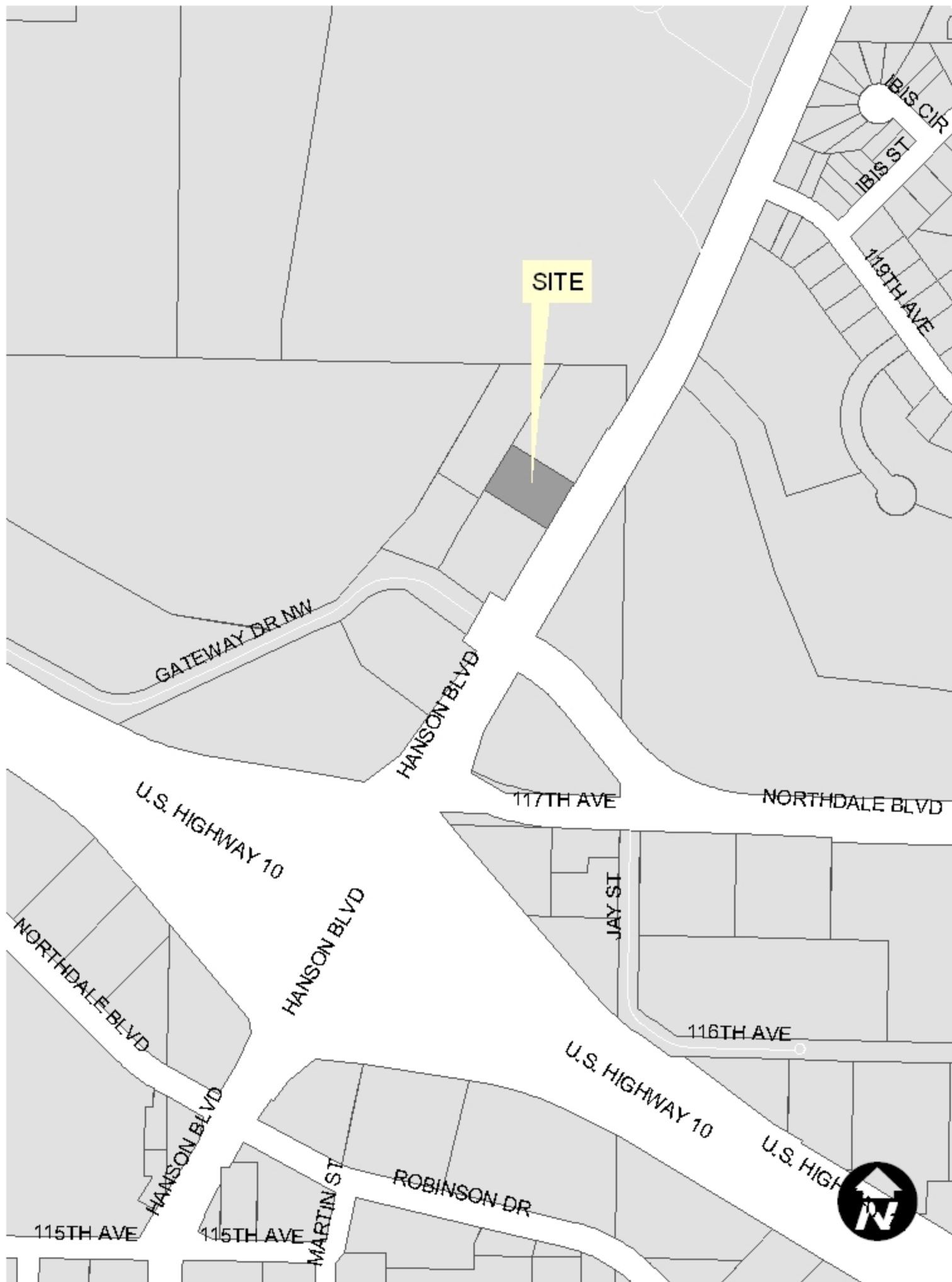
GATEWAY COMMERCE
CENTER

LOT 11
HANSON BLVD. & HWY. 10
COON RAPIDS, MN

EXTERIOR
ELEVATIONS /
FLOOR PLAN /
MONUMENT SIGN

PROJECT NUMBER:	04-1019-02
ISSUED DATE:	01-09-12
DRAWN BY:	BL
CHECKED BY:	KA

A1



Key Plan

The key plan shows a site layout with four buildings labeled 9, 10, 12, and 13. Building 9 is a small rectangular structure on the left. Building 10 is a long, narrow rectangular structure in the upper left. Building 12 is a larger rectangular structure in the center, with a parking lot to its right. Building 13 is a trapezoidal structure in the upper right. There are several parking lots and access roads throughout the site. Hanson Blvd. runs vertically along the right side of the site. A north arrow is located at the bottom right, pointing towards the bottom of the page.

A rectangular stamp with a double border, tilted at an angle. The text inside reads "PRELIMINARY" in large, bold, uppercase letters, and "NOT FOR CONSTRUCTION" in smaller, bold, uppercase letters below it.

GATEWAY COMMERCE
CENTER

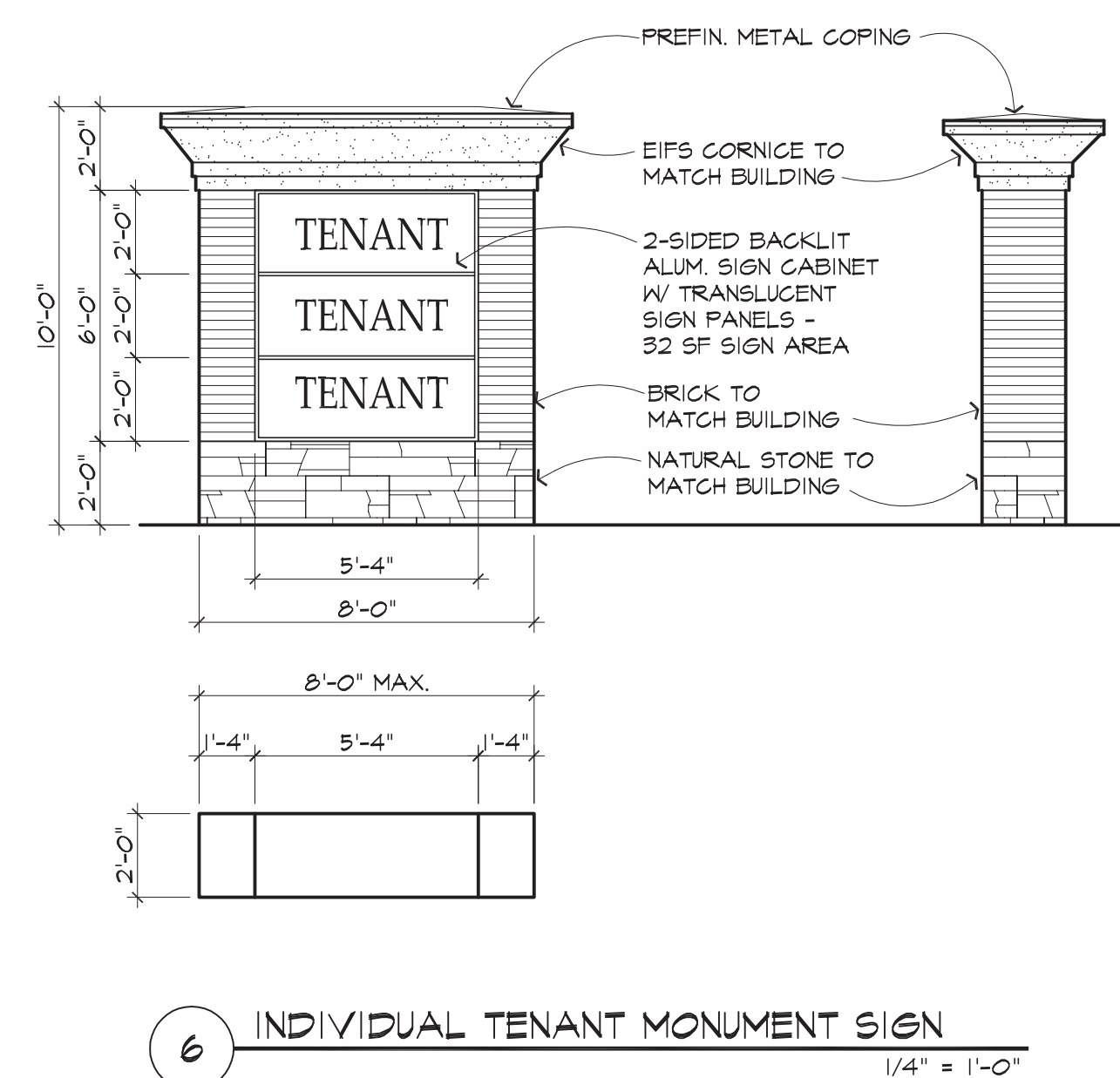
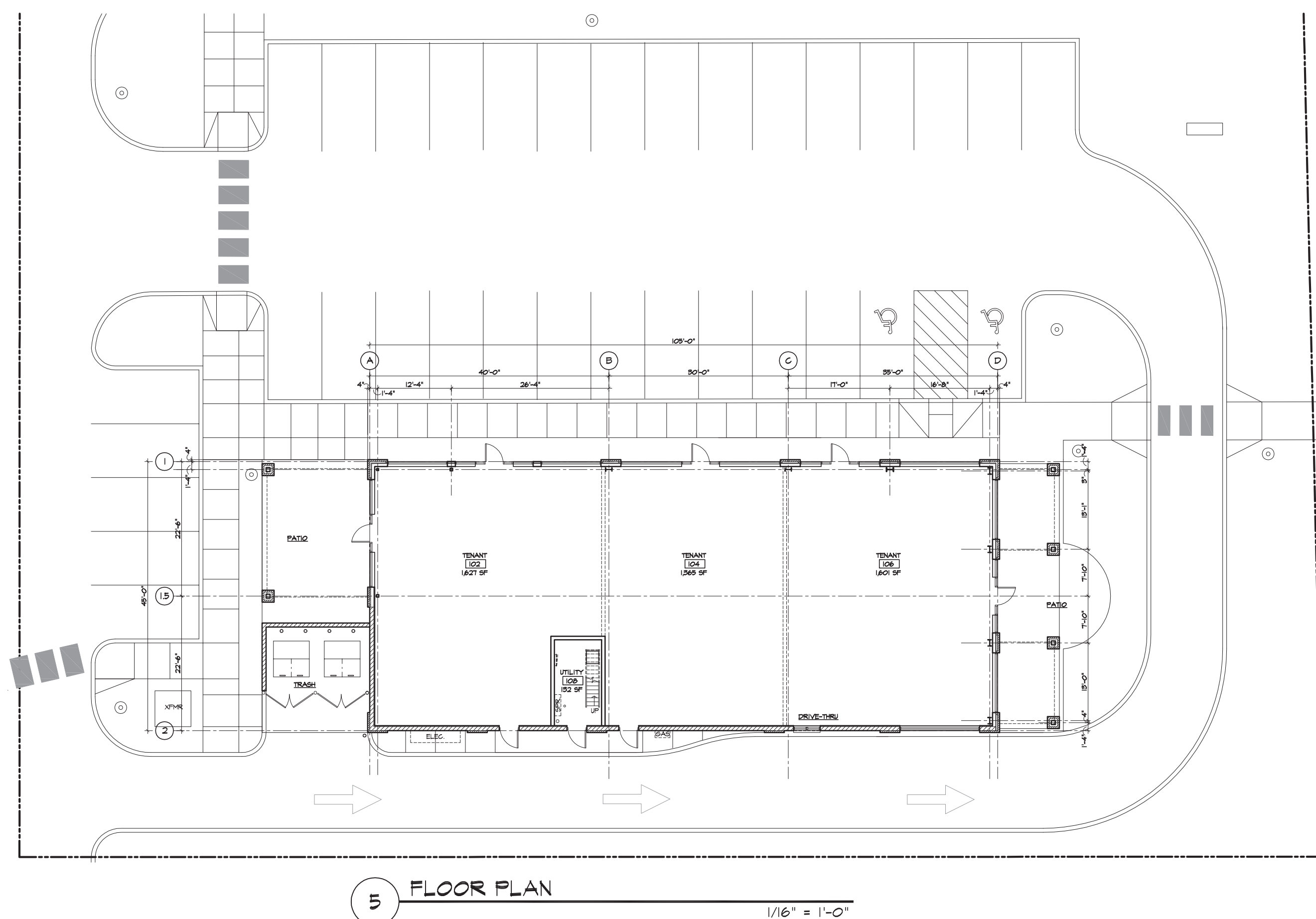
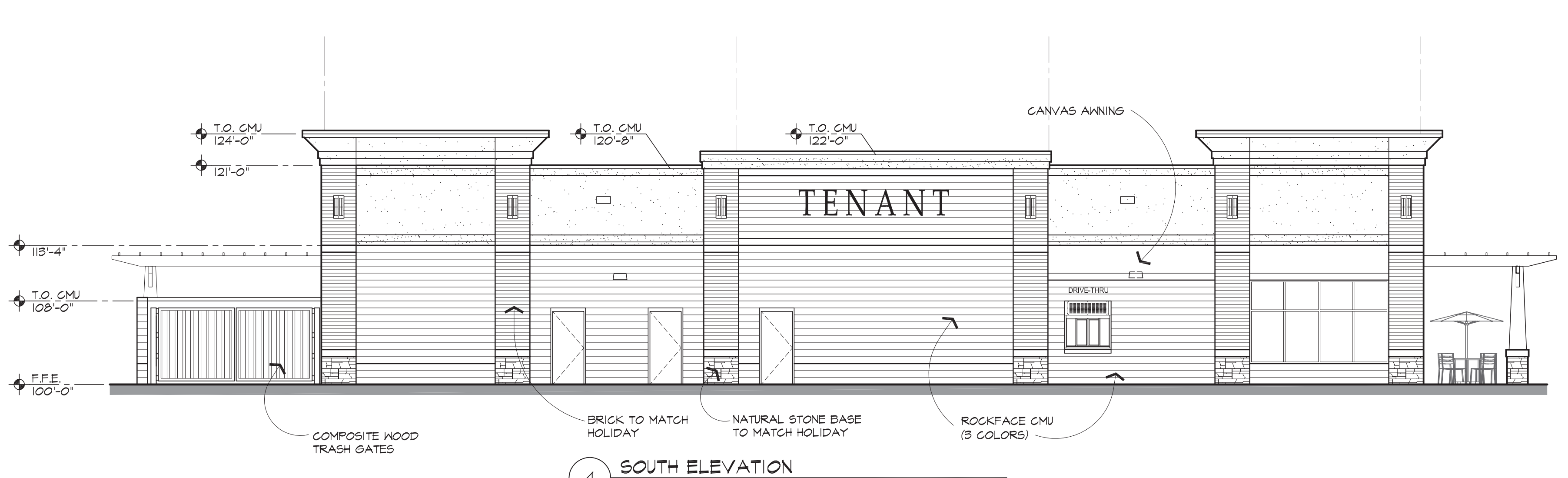
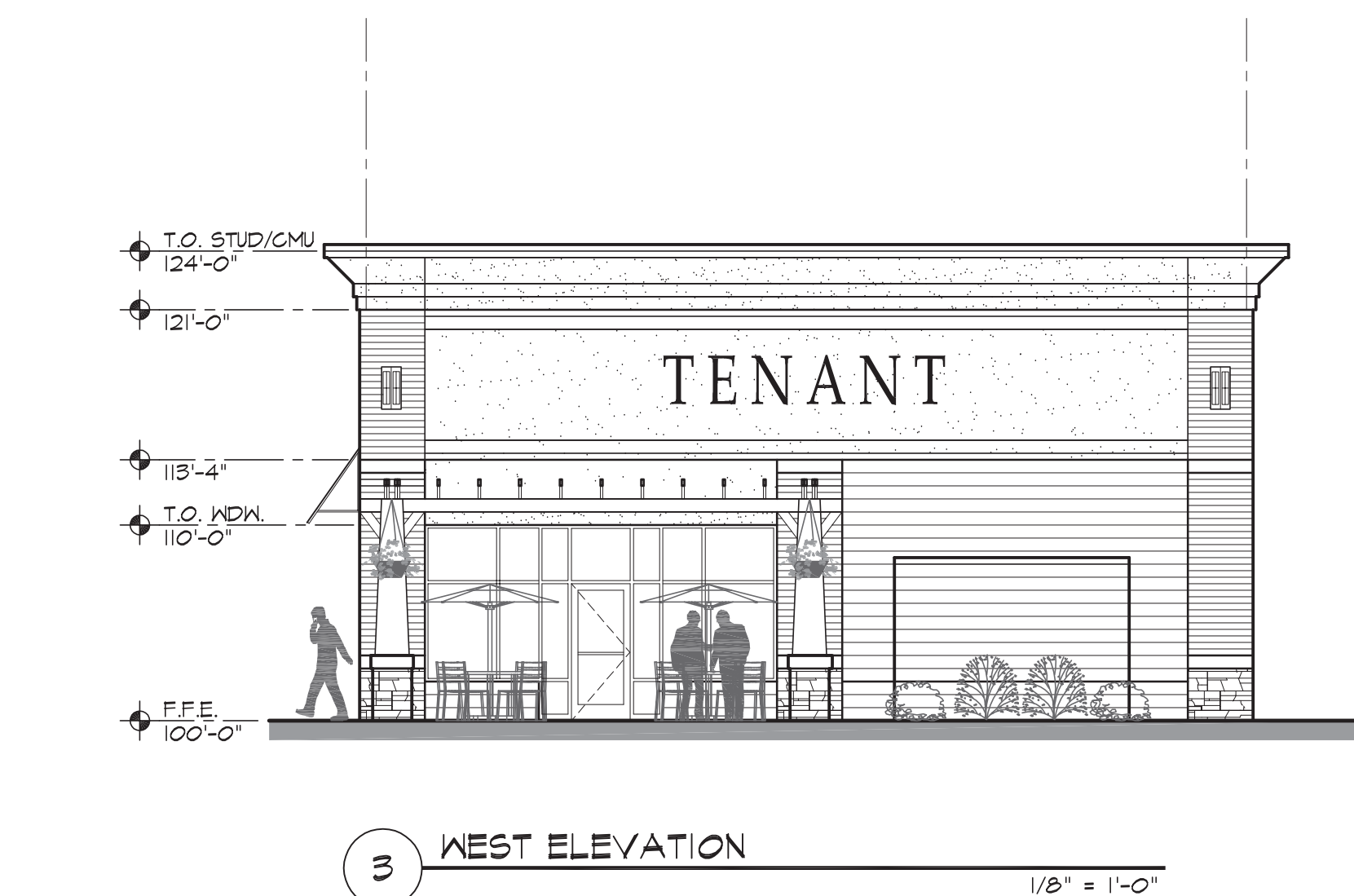
LOT 11

HANSON BLVD. & HWY. 10
COON RAPIDS, MN

EXTERIOR
ELEVATIONS /
FLOOR PLAN /
MONUMENT SIGN

PROJECT NUMBER:	04-1019-02
ISSUED DATE:	01-09-12
DRAWN BY:	BL
CHECKED BY:	KA

A1





Planned Unit Development (PUD) Design Guidelines

NW Corner Hanson Boulevard and Highway 10
Coon Rapids, Minnesota

Credits & Acknowledgements:

We would like to thank the City of Coon Rapids planning staff, Planning Commission and City Council as well as the developer's engineers, architects and planners who attended the workshops and meetings and gave their input to shape the planning process. Their input has been invaluable in developing these design guidelines.

City Council

Tim Howe, Mayor
Denise Klint, Ward 1
Ron Manning, Ward 2
Paul Johnson, Ward 3
Joe Sidoti, Ward 4
Bruce Sanders, Ward 5
Scott Schulte, At Large

Planning Commission

Donna Naeve, Chair
Tom Greenwood, Commissioner
Denise Hosch, Commissioner
Todd Mensink, Commissioner
Margeret Murphy, Commissioner
Joy Pirkkl, Commissioner
Jenny Geisler, Commissioner

City of Coon Rapids

Marc Nevinski, Community
Development Director
Scott Harlicker, Planner

Developer & Consultants

William Cooley, H & W Family LLLP
Jonathan Adam, Windsong
Properties, LLC.
Mark Anderson, MFRA, Inc.
Kathy Anderson, AIA,
Architectural Consortium, LLC
Brett Loftesnes, Architectural Consortium,
LLC.

Planning & Urban Design Consultant

Carolyn Krall, AIA, Landform
Ellen Stewart, ASLA, Landform
Teresa Forsberg, Assoc. AIA, Landform

Planned Unit Development (PUD) Site Development Agreement

The Planned Unit Development (PUD) Design Guidelines are intended to be part of a PUD Site Development Agreement which, together with the approved Preliminary Plat, will define the project scope and act as the guiding plan for the development of this significant corner. The Guidelines are intended to work in conjunction with and in addition to the Coon Rapids City Code standards. All construction is subject to abide by all codes and ordinances as adopted by the State of Minnesota, Anoka County, the City of Coon Rapids and all other pertinent regulations. The design guidelines shall prevail in the event of a conflict.

Table of Contents

I. Introduction to PUD Design Guidelines

- A. Purpose**
- B. Submissions, Review and Approvals Process**
- C. Introduction and Overview**

2. Commercial Design Guidelines

A. General

- 1) Land Use
- 2) Streets and Public Spaces
- 3) Open Space, Trails and Stormwater Management
- 4) Landscaping and Screening

B. Site Development

- 1) Building Orientation
- 2) Site Coverage
- 3) Parking and Service Areas

C. Architecture

- 1) Architectural Character
- 2) Building Massing and Form
- 3) Exterior Facades, Materials and Color Palette

D. Lighting and Signage

- 1) Lighting
- 2) Signage

I. Introduction to P.U.D. Design Guidelines

A. Purpose

The Planned Unit Development (PUD) Design Guidelines are intended to be part of a PUD Site Development Agreement which, together with the approved Preliminary Plat, will define the project scope and act as the guiding plan for the development of this significant corner. The developer intends to develop the site in phases and may sell individual lots or parcels to developers, builders or owner-occupants who would complete the approvals and build-out of their individual lots. The guidelines ensure quality and consistency within the overall development through the process. Guidelines address site design and layout, harmonious style and materials, building massing, materials, architectural features, site landscaping, lighting and signage to establish an overall aesthetic for the Gateway Commerce Center.



The guidelines serve the purpose of identifying elements and design criteria that must be incorporated into the project and communicate the expectations of the City to individual site builders, owners and tenants for each phase within the overall development.

Framework Principles for Coon Rapids

This Planned Unit Development should support the overall design principles for the City of Coon Rapids established in the Comprehensive Plan. These principles can be summarized as follows:

- 1) Enhance Coon Rapids' image.
- 2) Improve the public realm.
- 3) Preserve and protect natural resources.
- 4) Encourage complementary, adjacent uses & assets.
- 5) Attract new, desirable uses.
- 6) Expand connectivity for both automobiles and pedestrians.
- 7) Reduce negative impacts of development (*i.e. traffic congestion, stormwater run-off, etc.*).

B. Submission, Review and Approvals Process

These Design Guidelines will be finalized by City Staff and approved by the Planning Commission and City Council in conjunction with the Planned Unit Development (PUD) submission. This submission shall include all documentation itemized in the PUD Agreement for the entire development plan. The entire PUD shall be reviewed by the Planning Commission which will make recommendations to the City Council, who will consider approval of the entire PUD. The approved PUD submission documents, including the PUD Agreement and these Design Guidelines, will then form the basis for final site approvals for all or any part of the development. These guidelines are in effect and in conjunction upon approval of the final plat and PUD.

Final approvals for each individual lot within the PUD will go to the Planning Commission for review and final approvals, with appeal available to the City Council. However, proposed modifications which affect the entire PUD, such as road realignment or lot line adjustments, or any other substantial alterations to signage, lighting or landscape plans, will require City Council approval.

C. Introduction and Overview

These Design Guidelines are intended to provide a framework for the future development of this significant site in Coon Rapids. The Design Guidelines should provide a baseline for quality

development that meets the community's goals.

Goal 1: Preserve and protect natural resources

Goal 2: Respect the existing context while encouraging new, contextual responses

Goal 3: Establish a baseline for design and quality

Goal 4: Provide a unified, overall plan and image to be consistent with phased development

Objectives

The specific objectives for these Design Guidelines are:

- To establish a clear definition of urban design standards that informs property owners, developers, builders, tenants and current and future decision-makers
- To serve as a tool that planners and designers can use and incorporate into their plans to achieve and support the City's design objectives
- To act as a basis for a uniform and consistent review of development and redevelopment proposals by the City Council and Planning Commission

Format

This document is written with Intent Statements, detailed Guidelines and Illustrations. The Intent Statements present the overall goal for development and describe a desired outcome within the site or building design category. The Guidelines provide specific directions on how the intent should be met. The Illustrations are either sketches that further illustrate the Guidelines or photos presenting examples of how the Design Intent has been achieved in other projects.

Definitions

This document is written in common English with all terms as defined in the Merriam-Webster on-line dictionary (www.m-w.com). Land use terms shall be the same as defined in the City Code. The following terms are used frequently in the guidelines.

context: *the interrelated conditions in which something exists or occurs*

discourage: *to hinder by disfavoring*

encourage: *to attempt to persuade or to spur on*

shall: *used in laws, regulations, or directives to express what is mandatory*

should: *used to express a request in a polite manner or to soften direct statement*

2. Commercial District

A. General

The Gateway Commerce Center is expected to include a mix of commercial uses – both destination uses and local, neighborhood-oriented retail and business uses. One side of the Center fronts on Highway 10 and has good visibility to support destination commercial uses. The other side fronts on Hanson Boulevard where more neighborhood-oriented commercial and smaller retail uses are appropriate. Hanson Boulevard offers the only vehicular access into the site. A full-access intersection is planned at Northdale Avenue and Hanson Boulevard which is relatively close to the Highway 10 ramp entrance. A right-in-only access, also on Hanson Boulevard, has been approved by Anoka County. The City hopes to be able to provide an additional road connection to the site from the northwest, enhancing the existing access significantly and allowing for a greater variety of commercial uses.



The Center is also adjacent to significant natural resources. North of the site there is an expansive wetland and in the future the City or County may undertake wetland restoration and improvements. Directly across the street from the Center is Lions Park – a local park with trails that are expected to be extended on the north side of the site to connect to the regional trail system. There are residential neighborhoods adjacent to the park and wetlands, so the Center should provide a pedestrian-friendly environment along this significant resource as well as pedestrian connections throughout the site.



1. New development should consider the available site access. Uses shall not exceed the assumptions included in the Traffic Study for the Business Center in Coon Rapids, December 2004, which formed the basis for the design of the Hanson Boulevard and Northdale intersection improvements. Uses which exceed those assumptions and would result in an overall intersection level of service (LOS) below D, measured at either peak AM or peak PM hour, at the Hanson Boulevard intersections are not acceptable.
2. All new development should be sensitive to existing residential in the design and location of new uses and buildings with respect to shading, views, light and noise pollution; where necessary, appropriate screening or buffering shall be provided.
3. New development shall provide for pedestrian as well as vehicular circulation and shall create linkages to existing and proposed sidewalks and trails.
4. The northwest corner of Hanson Boulevard and Highway 10 is a key point that has been identified as a primary entrance to Coon Rapids and should be designed as a “gateway” to the City. Gateway elements could include both City and development identity features, incorporating signage and unique landscaping, walls or gates, water features and open space which offer views to the adjacent wetlands and ponds.
5. New development should be designed to value, respect and preserve identified natural features and resources. Natural amenities shall be incorporated as features within public spaces through innovative planning and design approaches.

1) Land Use

Intent:

To welcome a mix of high quality office, hospitality, service and retail uses -- both destination uses, and local neighborhood retail and business uses. Land uses should be diverse yet complementary and provide places for residents to meet and socialize.



- a) Development should include a range of commercial uses appropriate to the Coon Rapids area including office, hospitality, retail, service and other commercial uses.
- b) Large scale commercial uses should be concentrated along the Highway 10 entrance ramp, rather than on Hanson Boulevard.
- c) A mix of diverse yet complementary uses appropriate to this area should be located closer to Hanson Boulevard; neighborhood-oriented retail and service commercial uses that support the community and nearby residential neighborhoods such as drug stores, banks, specialty markets and local retailers are encouraged.
- d) Retail or service uses whose primary use includes tattooing, branding, body piercing, or uses subject to licensing under Title 5 of the Coon Rapids City Code, except for the sale of alcoholic beverages or the operation of a therapeutic massage enterprise, shall not be allowed.

- e) Destination, hotel, restaurant, recreational and entertainment uses, particularly mixed with compatible, complementary or other synergistic uses, are encouraged. Automotive repair/service uses or uses with excessively high traffic generation are discouraged.
- f) Buildings 4, 5, and 6 will be “full-service, sit-down” restaurants, where food is both ordered and served by wait staff. Drive-through service will not be provided at these locations.
- g) Uses appropriate to this area that enhance their business by providing drive-through services (i.e. convenience food/gas stations, banks, coffee shops and pharmacies) are permitted provided they are designed to minimize impact on local traffic circulation and limit conflicts with pedestrian access.
- h) Parking lots shall be allowed only as an accessory use, except for shared ramp parking which shall be limited to serving on-site uses. Shared parking is encouraged (see section which follows on parking and services areas).

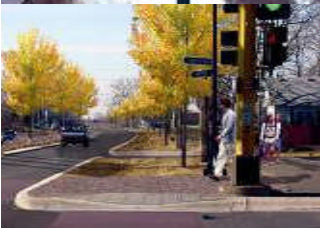


2) Streets and Public Spaces

Intent:

To provide a well designed public realm that combines access and safety for pedestrians and vehicles while enhancing connectivity between businesses, retail shops, restaurants, parking and public spaces through a logical, safe and well marked, vehicular and pedestrian circulation system.

- a) The central street through the development shall have a 60' minimum right-of-way (ROW) which shall include the following:
 - (i) Drive lane width not more than 36 ft., west of building seven to reduce impervious surface, discourage larger trucks and encourage traffic to slow down, especially through the more active areas of the development;
 - (ii) Sidewalks not less than 5 ft. wide on both sides of the street at the Hanson Boulevard entrance. Sidewalks not less than 5 ft. wide on one side of the street in locations where there are uses only on one side of the street;
 - (iii) Planted boulevard buffer 6 ft. wide between the curb and sidewalk with street trees to provide shade and a sense of scale. This boulevard may be reduced or terminated approaching intersections to allow for pedestrian crossings;
 - (iv) Street lighting that meets the design standards and provides for both street lighting and pedestrian lighting on sidewalks to add character to the street corridor;
 - (v) Where appropriate, areas for seating, street furniture or other pedestrian amenities such as benches, planters, walls, fences, bollards, banner poles, bike racks and other elements that enhance the public realm. These elements shall be managed and maintained to reduce visual and physical clutter while elevating the quality of the pedestrian environment;



- (vi) Where necessary, such as where the street ROW does not allow for a wider sidewalk; these amenities may need to be accommodated within the parcel boundaries.
- b) All street intersections shall be safe for pedestrians and include enhancements to safety such as textured-colored paving or striping to mark crosswalks, narrowed or throated intersections, pedestrian-oriented street lighting, landscaped boulevards buffering the sidewalks from busy streets and pedestrian crossing warning signage at major crosswalks and all trail crossings.
- c) The development shall provide pedestrian connectivity between uses (businesses, parking, open space, etc.) with a designated and well marked pedestrian circulation system that encourages parking and walking rather than driving to each destination within the center, as designated in the pedestrian trail plan.

3) Open Space, Trails and Stormwater Management

Intent:

To enhance and protect adjacent, natural resources while offering the public enhanced access, connectivity and preserved views along the edge of the existing wetlands and creek.



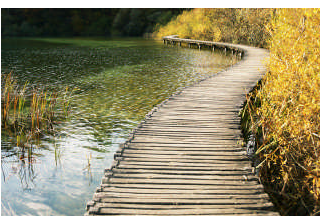
- a) The development has received approvals for stormwater management and the required ponds, located outside the lot lines, are shown on the master plan. Pond edges and landscaping should appear as natural as possible, discourage geese, prohibit wading and reduce algae and other unattractive, surface accumulations.
- b) Site development should encourage the reduction of impervious cover and increase on-site infiltration to reduce potential non-point, source pollution and contaminants from stormwater runoff, where feasible.



- c) Maintain the minimum 10 ft. parking setback on the northern edge of the development along the wetlands as an open-space corridor connecting the site from north to south. The City intends to work with the County to seek approvals for a future pedestrian boardwalk and/or trail as a pedestrian amenity along the north edge of the property. To coordinate with this future amenity, the open space corridor should include:



- (i) At least two paved pedestrian connections between this corridor (future boardwalk) and the sidewalks along the central street, as appropriate;
- (ii) An eight foot wide paved bicycle trail connection extending from this corridor along the north side of the central street to the Hanson Boulevard intersection, where the City intends to connect the trail to the existing bicycle trail at Lions Park;
- (iii) Well defined pedestrian connections pedestrian-oriented destination uses such as retail, cafes or restaurants; these connections may be shared between lots or uses;



- (iv) Pedestrian amenities where the paved bicycle trail connects to this corridor that could include places to rest with benches, bike racks, pedestrian-oriented lights, banner poles, planters, shade trees and similar elements;
- (v) Landscaping that acts as a year-round buffer, and make a harmonious transition from the more groomed landscaped areas to the more natural landscape of the wetland edges.

4) Landscaping and Screening

Intent:

To provide landscaping that enhances the public realm, preserves natural areas including areas with wetlands and contiguous, significant native vegetation, maximizes wildlife habitat corridors and water quality and provides a focal point for development. Landscaping plans for the entire PUD and each individual site shall meet the requirements of the City's landscaping standards for commercial developments to the extent possible and the goals of this section.



- (a) Where possible, utilize trees, shrubs and plant materials indigenous to this geographic location and soils, providing habitat value and promoting biodiversity through avoidance of monoculture plantings.



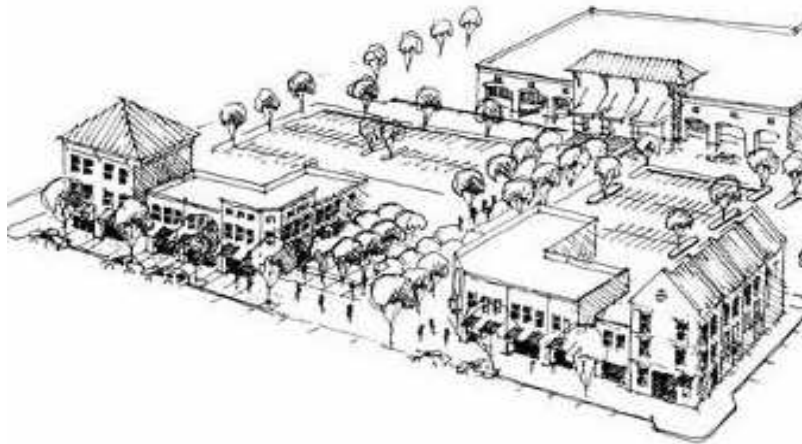
- (b) Maximize green space along the open-space corridor. Open space shall be planted with trees, shrubs, perennials and grasses to enhance the buffers for adjacent areas, reduce maintenance, reduce nitrogen usage and reduce water demands for irrigation while providing a focal point for development.

- (c) Provide street trees to frame the street and provide shade and scale with planting areas that are a minimum of 8 ft. long x 4 ft. wide to allow trees to grow to acceptable sizes. Structural soils (Cornell University Certified or equal) shall be the planting medium for all street trees.



- (d) Use a mixture of vegetation, berms, walls and fencing to screen areas such as parking lots, mechanical systems, transformers and loading docks. Screening materials shall be consistent with the building materials and other elements in the development. Fencing or a mechanical vent screen alone is not sufficient.

- (e) Off-street, surface parking areas shall include landscaped areas equivalent to 30 sq. ft. of landscaping for each parking space in the parking lot or not less than 10 percent of the area of the parking lot. Required landscaping shall take the form of planter strips, landscaped areas and perimeter landscaping. The landscaping shall be dispersed throughout the parking lot and must extend along the entire frontage of adjacent streets except for entry points. Planter strips shall be a minimum of five ft. in width.



- (f) Building facades and exposed foundations shall be articulated with landscaping to provide visual interest and soften appearances.
 - (i) Ornamental plant materials may be used such as flowering trees, shrubs and perennials.
 - (ii) Plantings shall be massed and scaled as appropriate for the building design.

B. Site Development

The overall development plan should be well laid out to ensure that all uses have good access, well located parking, safe, attractive pedestrian connections and adequate visibility. The development should be pedestrian-friendly and walkable for everyone whether arriving by automobile, motorcycle, bicycle, bus or foot.

I) Building Orientation

Intent:

To position buildings in a way that responds to climate and site conditions, provides good visibility to improve way-finding and enhances pedestrian accessibility.

- (a) All new development shall be sensitively designed and sited so as to preserve the key vistas from Hanson Boulevard through the site to the wetlands and creek.
- (b) Buildings shall be oriented and designed to consider sun and shade, wind exposure and snow drifting to avoid creating icy or dangerous conditions.
- (c) Building and paving setbacks shall be not less than 10 ft. on the wetland edge. Building setback shall not be less than 30 ft. from the Hanson Boulevard right of way and paving setbacks shall not be less than 10 ft. from the edge of the sidewalk easement.
- (d) Buildings along Hanson Boulevard shall be oriented to face the central parking area with well articulated facades. Service areas shall not face Hanson Boulevard.



Where commercial retail uses occupy the first floor, traditional storefronts (doors, display windows, or both) are encouraged to face towards the sidewalk.

- (e) Building entries shall be both visible and accessible by pedestrians from the main street (Hanson Boulevard or the new central street) and easily distinguished from the building facade; entrance areas shall be well lit, covered or protected from weather and include significant glazing and glass doors where the public will be entering the building.
- (f) Buildings may provide a second entrance from a side or rear parking lot, but the street-front entry must remain open during business hours.
- (g) Buildings shall be oriented to minimize views of service areas (service doors, equipment and loading docks) from public streets; access to these service areas needs to be provided at the alleys, sides or backs of the buildings.

2) Site Coverage

Intent:

To minimize impervious surfaces and stormwater run-off by reducing building footprints, reducing paved parking areas and providing more permeable surfaces.



- (a) Building footprints and site coverage shall be minimized through the use of multiple stories and more efficient layouts where feasible.
- (b) Impervious surface or hardscape should be minimized by reducing the width of drive lanes and parking lots and encouraging central structured parking or shared parking where possible. The developer is responsible for demonstrating parking adequacy based on time of use and demands of individual and surrounding uses.
- (c) Alternative materials such as permeable pavers, porous asphalt, vegetated roof areas, especially on the parking deck, and other innovative techniques to reduce stormwater run-off shall be encouraged.

3) Parking and Service Areas

Intent:

To encourage better site design including improved parking lot efficiency and ease of use while reducing the area of paved surface required and minimizing negative impacts of parking and service areas.



- (a) Parking lots shall be laid out for both efficiency and ease of use with entrances and exits clearly visible and marked.

- (b) Parking spaces should be a minimum of 9 ft. wide and 18 ft. long with a back-up area of not less than 24 ft. Up to 20% of the spaces provided in any parking lot may be designated for compact cars with parking spaces 16 ft. long.



- (c) Where appropriate and feasible, shared parking is encouraged to take advantage of varying parking demands between mixed uses and reduce the overall parking area on the site. The developer is responsible for demonstrating parking adequacy based on time of use and demands of individual and surrounding uses, using national standards for parking demand (such as ITE, APA, ULI, etc). If at any time, the planned uses change, the shared parking calculations would need to be reconsidered based on the proposed new uses.

- (d) Parking lots and driveways along Hanson Boulevard should be minimized. Where a driveway, parking lot or parking deck located along Hanson Boulevard should be well landscaped, screened and buffered with a combination of fencing, walls and plantings along the edge.

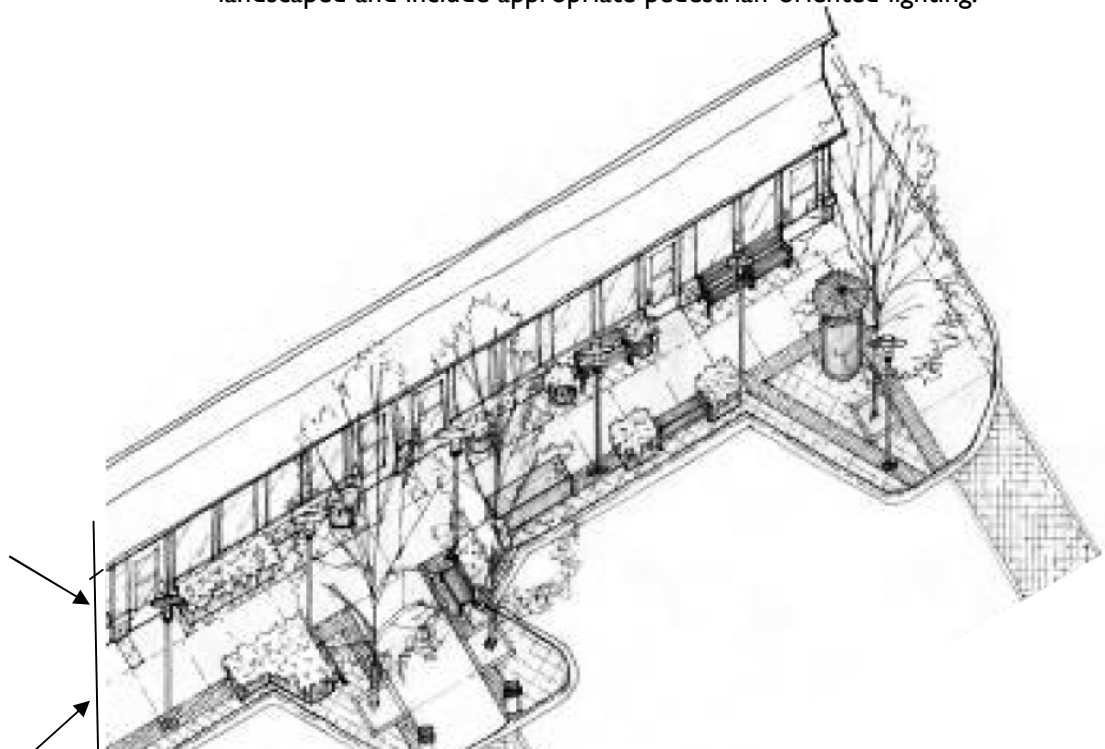
- (e) Where a parking lot fronts on the central street, Hanson Boulevard or the open space corridor, the lot shall be well landscaped and screened. Screening materials should include, singularly or in combination, ornamental fencing, walls, berms and plantings along the street edge.

- (f) Parking bays with an excess of 30 vehicle capacity shall be sub-divided with internal landscaping and pedestrian sidewalks or walkways to create the appearance of smaller parking areas. A bay consists of two rows of parking stalls nose to nose.

- (i) Pedestrian walkways should be well defined (raised, paved and/or marked) and provide pedestrians a safe route to a sidewalk, trail, public space or the entrance of a commercial building.

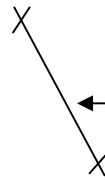
- (ii) Pedestrian walkways provided in larger parking lots should also be landscaped and include appropriate pedestrian-oriented lighting.

Shop-related
furniture &
amenities zone



5'-6' Walking Area →

Public Area:
trash receptacles,
newspaper stands,
streetlights, signs
& street trees
planted where
sidewalk widens



← Safe, well defined pedestrian
walkways across driveways and in
larger parking areas.



- (g) Parking decks or structures shall not be located along or front on the open space corridor. Parking decks or structures fronting Hanson Boulevard shall be designed to minimize the apparent height of the ramp and the top parking deck shall not be more than 3 ft above the most adjacent Hanson Boulevard sidewalk elevation. Landscaped screening requirements are the same as for other parking lots (see above) along Hanson Boulevard.



- (h) Buildings should be oriented to minimize views of service areas, service doors, meter banks and equipment and loading docks from the street. In addition, these areas should be screened with a combination of solid screening (walls or fences) and landscaping.



- (i) Screening materials should be of the same style, materials and palette as the buildings; metal fencing or a mechanical vent screen alone is not sufficient.

- (ii) Access to these service areas needs to be provided at the alleys, sides or backs of the buildings.



- (i) All mechanical equipment and trash areas shall be fully screened and coordinated with the architecture of the buildings, using the same materials and construction type as the buildings. Free-standing enclosures are discouraged and interior service areas are encouraged.

C. Architecture

The architecture of the development and all new buildings should be respectful of and relate well to the existing context – natural and man-made – in massing, materials, style and color that expresses complementary design and an appropriate sense of scale.

1) Architectural Character

Intent:

To define the quality and character of the architecture for all new buildings and structures within the development.



- (a) Buildings should be designed to relate well to the existing natural and man-made environment in massing, materials, style and color. The design of the landscape and hardscape elements should be well coordinated and harmonious with the building design and materials.
- (b) Buildings should be designed in an appropriate, regional style using materials appropriate to the Coon Rapids area; the appearance of native stone is preferred (or a suitably durable material with an appearance of native stone) for landscape walls, monument signs, signage bases, architectural features, decorative hardscape elements and for a building base or foundation material.
- (c) Parking decks and their access ramps or structures shall be designed to harmonize with the buildings they serve in layout, massing, materials, color and overall architectural quality and character in order to minimize their visual impact.
- (d) Corporate chains shall customize their architecture as needed to express their design “brand” in a way that does not dominate the development and harmonizes with the overall development context, colors, materials and style.
- (e) Green building and site design and sustainable design, construction and maintenance practices are encouraged, where feasible.

2) Building Massing and Form

Intent:

To define the quality and character of the architecture for all new buildings and structures within the development.



- (a) The development shall allow for a variety of building heights and masses as appropriate and feasible for the proposed uses. Multi-story buildings are more appropriate along Highway 10 and close to the Highway 10 and Hanson Boulevard corner than directly on Hanson Boulevard. Building massing should encourage views out to, and over the wetlands amenity.
- (b) Building massing and design elements should include an expression of a building base (ideally with the appearance of stone), a middle and a top with an expressed cornice line at the top of the first floor and the top of the building.
- (c) Buildings should be designed using the same quality materials on sides that are visible from public streets. Rear or non-street facing facades shall include designs and materials that relate to the front or street-facing facades.
 - (i) All facades shall be articulated with a variety of materials, glazing, awnings or other details to add visual interest.



- (ii) Roof lines and cornice details shall be completed in a three-dimensional manner so that the back of walls, roof features or any other unfinished areas are not visible.

- (iii) Buildings may have expressed front façades with unique designs or more significant amounts of glazing, decorative elements or materials.



- (d) Building design shall emphasize the pedestrian experience through the use of architectural features at the street level including awnings, canopies, stoops, porches, decorative light fixtures and material details to add scale and interest.
- (e) Drive-through facilities shall have a roof or canopy cover which is integrated into the architectural design of the building or made of materials which complement the architectural design.

3) Exterior Facades, Materials and Color Palette

Intent:

To establish requirements for the exterior materials, finishes and overall palette which support the quality of architecture within the development.



- (a) Buildings and site hardscape shall be constructed and maintained for permanence and longevity – durable, maintainable materials shall be used. Temporary buildings, metal or wood sheds, etc. shall not be permitted.
- (b) Buildings shall be designed with quality materials on all sides and all facades shall be articulated with a variety of materials, glazing or details to add visual interest. Materials shall include a variety of colors and textures that complement each other.
- (c) Buildings shall not have extensive areas of blank walls. Where windows or entrances are not possible, the architecture shall include varying walls, planes, materials, textures and colors to produce a better articulated and livelier building façade.
- (d) Signage and lighting that are integrated into the design of the building are encouraged (*see next section*).
- (e) Signage and lighting of corporate-branded buildings shall be designed to be integrated into the architecture of the building and the surrounding development, and not dominate the development.

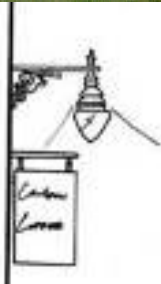
D. Lighting and Signage

Lighting and signage for the Center should be appropriate for the uses planned and oriented as appropriate to the highway, the boulevard and pedestrian routes into and through the site. Lighting and signage shall be designed, sited and lit in ways that do not distract drivers, create safety concerns or cause undue impact on the adjacent park and residential neighborhoods.

1) Lighting

Intent:

There should be a coordinated approach to lighting throughout the site that is appropriate for the uses planned and designed to have minimal impact on adjacent uses. Pedestrian-oriented lighting will be required on all streets, trails and sidewalks and public gathering places within the Center.



- (a) Lighting shall provide a well coordinated overall approach and incorporate both fixtures and lamps of similar types and colors throughout the development. A lighting plan and fixture specifications shall be included in the documents submitted to the City for approval.
- (b) Architectural lighting, particularly decorative, accent lighting, is encouraged to highlight building character, massing and design features, particularly where the building meets the pedestrian realm.
- (c) Building entries with commercial or public uses shall be illuminated. Appropriate design approaches include washing the entry surfaces and doorways with light, allowing building interior light to glow through glazing, or using well designed and directed decorative lighting attached directly to the building.
- (d) Buildings that front areas of high pedestrian activity, particularly along the wetland's public edge, are encouraged to use identity lighting to enliven the space. Identity lighting includes accent lighting for the illumination of signs, awnings or graphics as well as interior lighting in storefront windows. Appropriate design approaches include decorative lighting fixtures attached directly to the building, focused spot lighting on signs, awnings, or window displays and interior decorative or identity lighted signs such as neon that are positioned to shine through glazing.
- (e) Trails shall be provided with a minimum of lighting required for the safety of pedestrians, but it is generally assumed that park areas will not be used extensively after dark. Specific trail lighting is not required except where trails cross streets, access driveways, cross other trails or where pedestrian-oriented lighting should be provided for safe crossings.
- (f) Street lights, standards and bases should be functional and, coordinated with the, color palette, style and materials of the development, and be consistent throughout. Double-headed fixtures are recommended where both the street and pedestrian sidewalks are to be illuminated; otherwise, a single-headed fixture is acceptable. Fixtures and lamps shall be designed with a sharp cut-off angle and

shielded to direct light toward the ground to avoid shining unnecessary light upward to the sky.

- (g) Parking lots shall be lit with the same or similar style fixture as used for the street lights. Fixtures and lamps shall be designed for a wide-coverage area with a sharp cut-off to reduce both the number of fixtures required and glare of light spillage from parking areas.



- (h) All lighting fixtures, including spotlights, electrical reflectors and other means of illuminating signs, structures, landscaping, parking, loading and similar areas, shall be focused, directed and shielded to prevent horizontal glare, direct illumination of adjoining property or streets and upward light leakage.
- (i) Canopies shall not be lit, and lighting under covered drives or canopies shall not exceed the lighting levels appropriate for the functions and uses below; all fixtures shall be fully recessed, directed to reduce glare and screened to reduce visibility from the street. Fixtures shall be coordinated with the overall fixture types (style, materials, color and finishes), and lamps shall be of the same type and color as the lamps used in the Center's standard fixtures.
- (j) Lighting within parking decks shall not exceed the lighting levels appropriate for parking areas; all fixtures shall be located to reduce visibility from the street and screened to prevent glare. Fixtures shall be coordinated with the overall fixture types (style, materials, color and finishes), and lamps shall be of the same type and color as the lamps used in the Center's standard fixtures.
- (k) Security and service lighting shall be provided at all service areas and entries. Wherever possible, such lighting shall be controlled by a motion detector so that lighting is provided where and when it is needed for individual safety. Fixtures shall be building-mounted and designed to direct the light where needed and will not produce glare or light leakage. Fixtures shall be coordinated with the overall fixture types (style, materials, color and finishes), and lamps shall be of the same type and color as the lamps used in the Center's standard fixtures.
- (l) No mercury vapor utility lights or other light fixtures with high-intensity discharge lamps or bulbs that are not designed to limit, control light direction or shield the light source from view of neighboring residential properties shall be permitted.

2) Signage

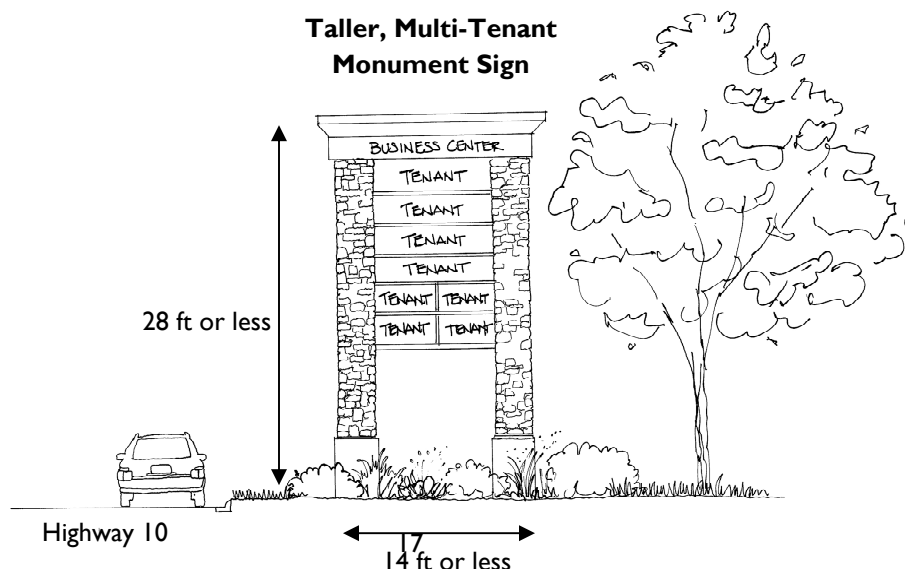
Intent:

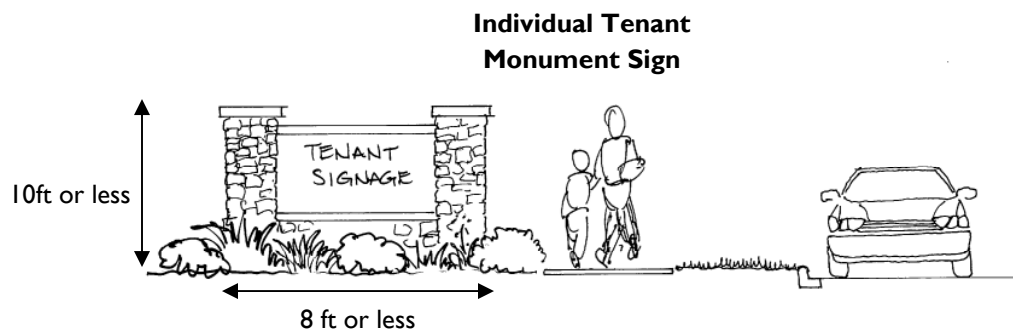
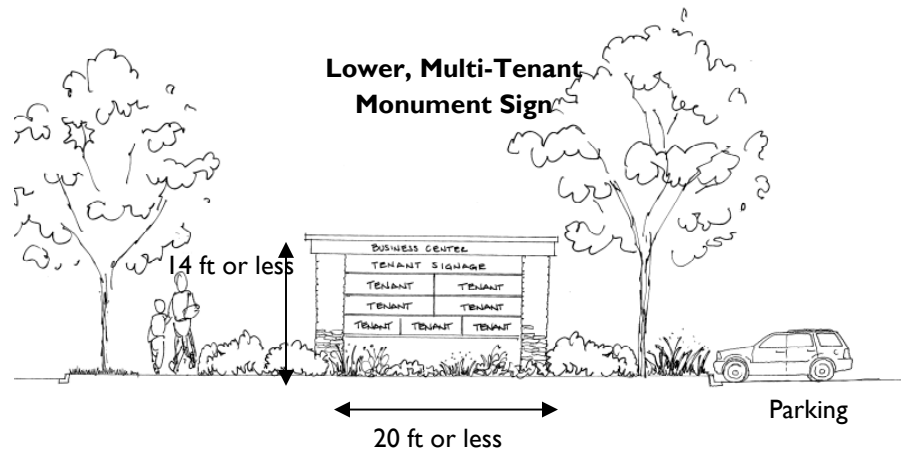
Signage is critical to both the character and the success of the Center, especially at night, so all signage (type, size, placement, materials, etc.) is subject to careful review by the City and must comply with the design guidelines as well as all zoning and signage ordinance requirements.

I.



- (a) All major site signage, as well as provisions for individual building signage and tenant signage, shall be included in the documents submitted to the City for overall site approval and in final approval submissions.
- (b) The Hanson Boulevard and Highway 10 corner is a prominent corner in the City and the Center shall locate an appropriate, welcoming identity element with signage, landscaping and lighting on the corner. This element may be integrated into the design of the corner building or parking ramp. Similar elements with signage, architectural elements, landscaping and lighting may be located at each street access or entrance to the site and shall be consistent with the primary corner feature.
- (c) The Center may locate appropriate monument identity signs on each street frontage; these monuments shall be of the same materials and color palette as the architecture of the Center, with the appearance of stacked native stone preferred. These signs may identify both the Center and individual tenants, as follows:
 - (i) Taller, multi-tenant monument sign located along the Highway 10 edge of the development (only one is allowed for the overall development, plus one such sign for a hotel); this sign shall be not more than 28 ft. in height and not more than 14 ft. in width and the actual back-lit sign area shall not exceed 180 sq. ft. per side in area. The sign shall be setback 50 ft. from the Highway 10 ROW;
 - (ii) Lower multi-tenant monument sign located on Hanson Boulevard (not more than two are allowed); this sign shall be less than 14 ft. in height and less than 20 ft. in width, and the actual back-lit sign area shall not exceed 140 sq. ft. in area per side;
 - (iii) Individual tenant signs (not more than one per lot is allowed); this sign shall be less than 10 ft. in height and less than 8 ft. in width, and the actual back-lit sign area shall not exceed 50 sq. ft. in area per side. These signs shall be located on the same lot as the tenant. However, the convenience store is allowed to locate its tenant sign along Hanson Boulevard.







- (d) Monument signs shall be spaced not less than 100 ft. apart; and shall be placed so that they do not impact safety by blocking motorist views of pedestrian crossings or oncoming traffic at intersections and driveways.
- (e) All monument signs shall be set back 10 ft. from any street ROW.
- (f) Exterior signage shall be fixed and stationary with no electronic, flashing, changing or moving elements. *(coordinate with City policy re: moving signs)*
- (g) Building signage and graphics shall be integral to the building architecture or used as a decorative, design element. More traditional awnings, hanging signs or architecturally integrated signs that are lit by traditional lighting fixtures (spots, sconces, etc.) are encouraged. Large areas of back-lit signage are discouraged and back-lit awning or canopy signs are not acceptable.
- (h) Interior signage, such as decorative neon, moving or other decorative sign types are desirable in limited size when displayed within storefront windows in the interiors of buildings.
- (i) Corporate chains are encouraged to customize their architecture to express their design “brand” within a design, context and material appropriate to the character of the development and should not rely solely on corporate signage. Corporate signage shall be high quality and well integrated into the design of the buildings in a way that does not detract from the overall design of the development.
- (j) The development shall provide both auto and pedestrian way-finding signs and other environmental graphics to supply directions to the pedestrian. This shall be done in a comprehensive and unified manner for the entire development. The proposed graphics should be included in the submission documents for final approvals.

[End of Design Guidelines]

Final Site Development Plans

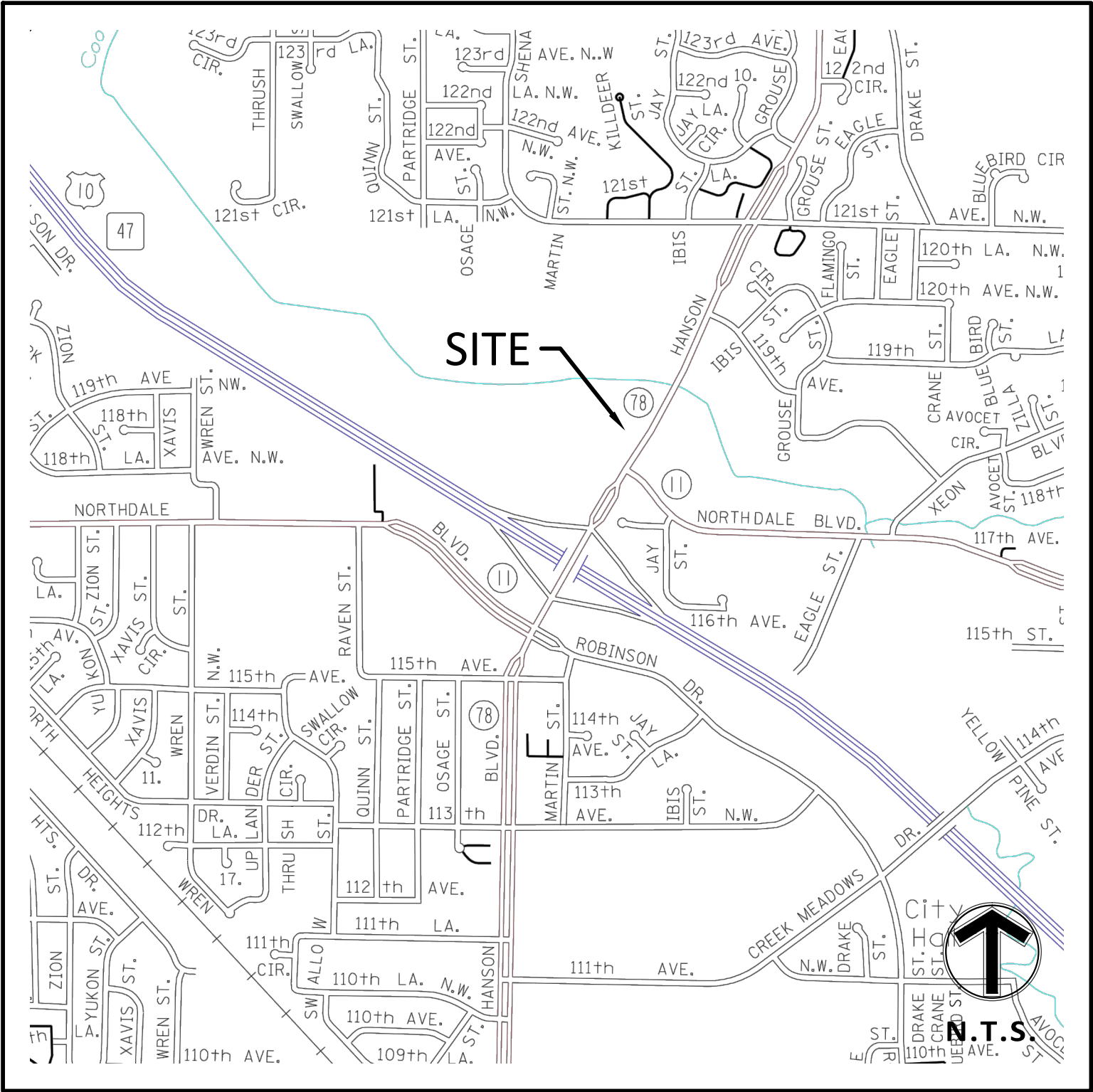
for

Gateway Commerce Center Retail Building

Coon Rapids, Minnesota

Presented by:

H&W Family LLLP



VICINITY MAP
NO SCALE

CONSULTANT CONTACT LIST:

DEVELOPER/OWNER H&W FAMILY LLLP 8 WINDSOR COURT PALM BEACH, FL 33480 TEL 561-844-0612 FAX 561-844-0221 CONTACT: BILL COOLEY	CIVIL ENGINEER MFRA, INC. 14800 28TH AVENUE, SUITE 140 PLYMOUTH, MN 55447 TEL 763-476-6010 FAX 763-476-8532 CONTACT: JARED JONES
ARCHITECT ARCHITECTURAL CONSORTIUM, LLC 901 NORTH THIRD STREET, SUITE 220 MINNEAPOLIS, MN 55401 TEL 612-436-4030 FAX 612-692-9960 CONTACT: BRETT LOFTESNES	SURVEYOR MFRA, INC. 14800 28TH AVENUE, SUITE 140 PLYMOUTH, MN 55447 TEL 763-476-6010 FAX 763-476-8532 CONTACT: MARCUS HAMPTON
GEOTECHNICAL BRAUN INTERTEC INC. 11001 HAMPSHIRE AVE S MINNEAPOLIS, MN 55438 TEL 952-995-0000 FAX 952-995-2020 CONTACT: JOSH VAN ABEL	LANDSCAPING MFRA, INC. 14800 28TH AVENUE, SUITE 140 PLYMOUTH, MN 55447 TEL 763-476-6010 FAX 763-476-8532 CONTACT: JIM KALKES

SHEET INDEX	
SHEET	DESCRIPTION
C0.0	TITLE SHEET
C1.0	SITE PLAN
C2.0	GRADING PLAN
C3.0	EROSION CONTROL PLAN
C4.0	UTILITY PLAN
C5.0	CIVIL DETAILS
C6.0	LIGHTING PLAN
L1.01	LANDSCAPE PLAN
L1.02	LANDSCAPE DETAILS PLAN
L2.01	IRRIGATION REQUIREMENTS PLAN

Client
**H&W FAMILY
LIMITED
PARTNERSHIP**

Project
**GATEWAY
COMMERCE
CENTER RETAIL
BUILDING**

Location
**LOT 4, BLOCK 2
COON RAPIDS,
MINN.**

Certification
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Professional ENGINEER under the laws of the state of Minnesota.

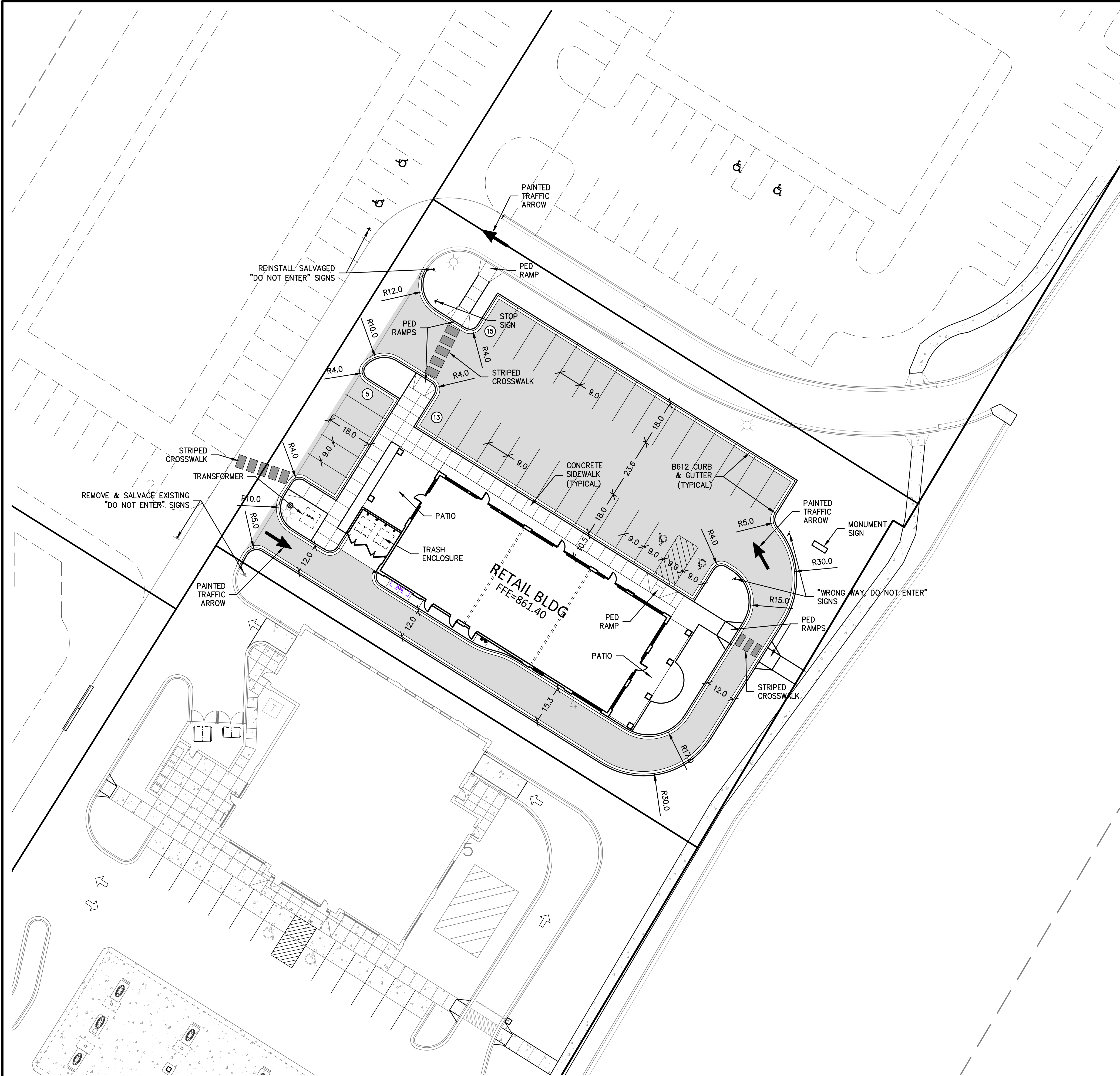

Jared Jones
Registration No. 16610 Date: 01/09/2012
If applicable, contact us for a wet signed copy of this plan. It is available upon request at MFRA, Inc., Plymouth, MN office.

Summary
Designed: JFJ Drawn: JFJ
Approved: MCA Book / Page: --/--
Phase: PERMIT Initial Issue: 01/09/2012

Revision History
No. Date By Submittal / Revision

**Sheet Title
TITLE SHEET**

Sheet No. Revision
C0.0
Project No. H&W16148



LEGEND

	PROPOSED	EXISTING
PROPERTY LIMIT		
CURB & GUTTER		
EASEMENT		
BUILDING		
RETAINING WALL		
WETLAND LIMITS		
TREE LINE		
SAWCUT LINE		
SIGN		
PIPE BOLLARD		
NUMBER OF PARKING STALLS PER ROW		
		BITUMINOUS PAVING
		CONCRETE PAVING

DEVELOPMENT SUMMARY

AREAS		
GROSS SITE AREA	34,342 SF	0.79 AC
BUILDING COVERAGE	5,990 SF	0.14 AC
IMPERVIOUS SURFACE	20,052 SF	0.46 AC
GREEN SPACE	8,300 SF	0.19 AC
PROPOSED PARKING	33 STALLS	

DEVELOPMENT NOTES

- A. ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
- B. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
- C. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
- D. ALL PARKING STALLS TO BE 9' IN WIDTH AND 18' IN LENGTH UNLESS OTHERWISE INDICATED.
- E. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- F. SEE ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS.
- G. SEE ARCHITECTURAL PLANS FOR LIGHT POLE FOUNDATION DETAIL AND FOR EXACT LOCATIONS OF LIGHT POLE.
- H. REFER TO FINAL PLAT FOR LOT BOUNDARIES, LOT NUMBERS, LOT AREAS, AND LOT DIMENSIONS.
- I. ALL GRADIENTS ON SIDEWALKS ALONG THE ADA ROUTE ARE SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 2.08% (1:48). THE MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS ISLE SHALL BE 2.08% (1:48). THE CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT.
- J. DRAINAGE AND UTILITY EASEMENTS SHALL BE PROVIDED AS REQUIRED. DRAINAGE AND UTILITY EASEMENTS WILL BE PROVIDED OVER ALL PUBLIC UTILITIES.



engineering surveying planning energy

14800 28th Ave. N, Ste 140
Plymouth, Minnesota 55447
(763) 476.6010 telephone
(763) 476.8532 facsimile
www.mfra.com

Client
H&W FAMILY LIMITED PARTNERSHIP

Project
GATEWAY COMMERCE CENTER RETAIL BUILDING

Location
LOT 4, BLOCK 2 COON RAPIDS, MINN

Certification

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed professional ENGINEER under the laws of the state of Minnesota.


Jared Jones
Registration: 16610 Date: 01/09/2012

If applicable, contact us for a wet signed copy of this plan which is available upon request at MFRA, Inc., Plymouth, MN office.

Summary

Designed: JFJ	Drawn: JFJ
Approved: MCA	Book / Page: --/--
Phase: PERMIT	Initial Issue: 01/09/2012

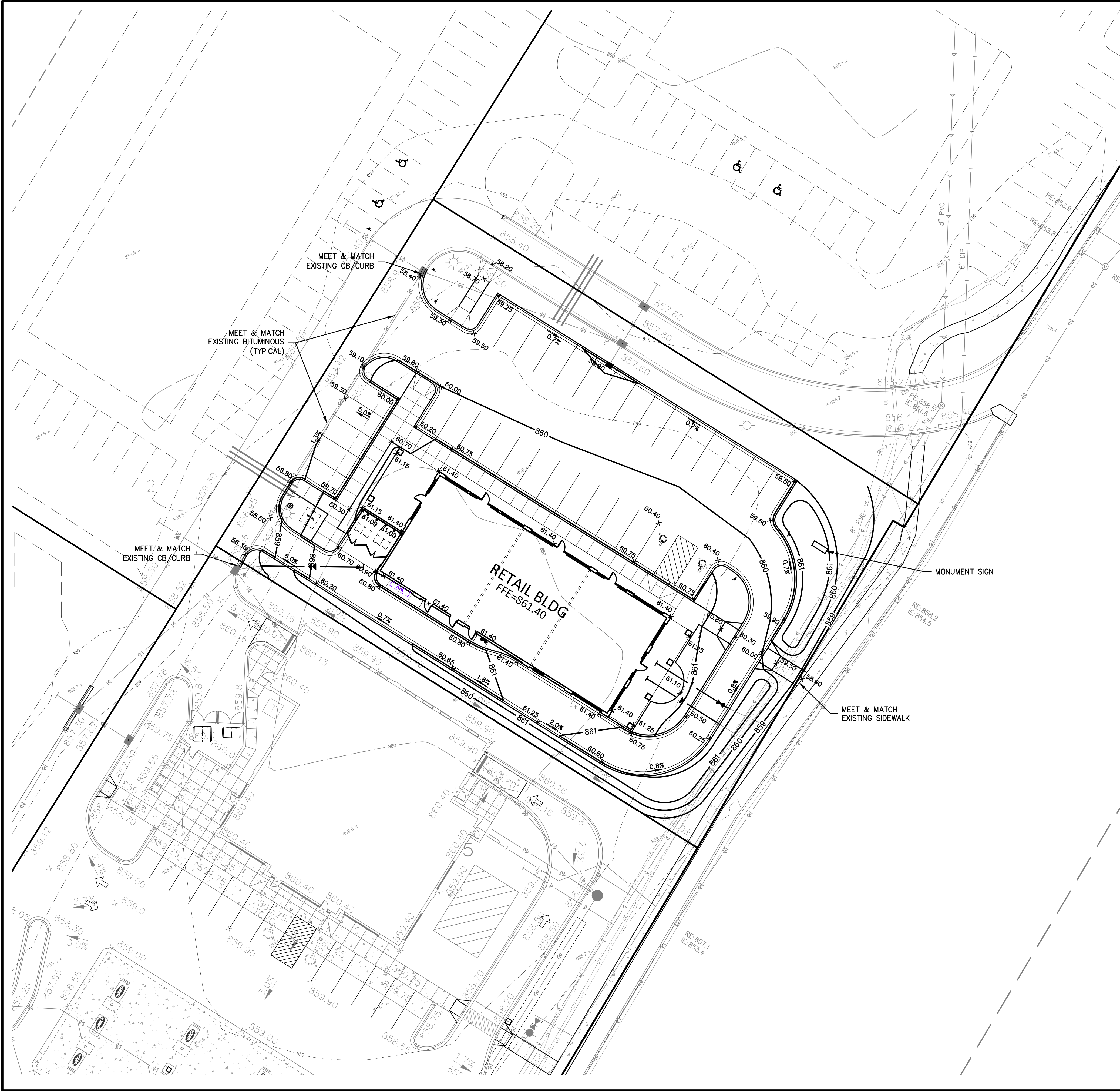
Revision History

No.	Date	By	Submittal / Revision
-----	------	----	----------------------

Sheet Title
SITE PLAN

Sheet No. Revision
C1.0

Project No. H&W16148



LEGEND

PROPOSED	EXISTING
PROPERTY LIMIT	PROPERTY LIMIT
CURB & GUTTER	CURB & GUTTER
STORM SEWER	STORM SEWER
DRAIN TILE	DRAIN TILE
BUILDING	BUILDING
RETAINING WALL	RETAINING WALL
WETLAND LIMITS	WETLAND LIMITS
TREELINE	TREELINE
SPOT ELEVATION	SPOT ELEVATION
CONTOUR	CONTOUR
RIP RAP	RIP RAP
OVERFLOW ELEV.	OVERFLOW ELEV.
SOIL BORINGS	SOIL BORINGS

GRADING NOTES

- A. PROPOSED CONTOURS ARE TO FINISHED SURFACE ELEVATION. SPOT ELEVATIONS ALONG PROPOSED CURB DENOTE GUTTER GRADE.
- B. ALL GRADIENT ON SIDEWALKS ALONG THE ADA ROUTE SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 2.08% (1:48). THE MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE SHALL BE IN 2.08% (1:48). THE CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT.
- C. THE CONTRACTOR IS CAUTIONED THAT "THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF C/ASCE 38-02 TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA". THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA AT 1-800-252-1166). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- D. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- E. SAFETY NOTICE TO CONTRACTORS: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.
- F. THE CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.

A GEOTECHNICAL ENGINEERING SOILS REPORT HAS BEEN COMPLETED BY:

COMPANY: BRAUN INTERTEC
ADDRESS: BLOOMINGTON, MN
PHONE: JOSH VAN ABEL
DATED: 05/02/2011

THE CONTRACTOR SHALL OBTAIN A COPY OF THE SOILS REPORT.

G. THE CONTRACTOR SHALL COMPLETE DEWATERING AS REQUIRED TO COMPLETE THE SITE GRADING CONSTRUCTION.

H. PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL WILL BE REQUIRED ON THE STREET AND PARKING AREA SUBGRADE. THE CONTRACTOR SHALL PROVIDE A LOADED TANDEM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL DETERMINE WHICH SECTIONS OF THE STREET OR PARKING AREA ARE UNSTABLE. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER.

I. REPLACE ALL SUBGRADE SOIL DISTURBED DURING THE CONSTRUCTION THAT HAVE BECOME UNSUITABLE AND WILL NOT PASS A TEST ROLL. REMOVE UNSUITABLE SOIL FROM THE SITE AND IMPORT SUITABLE SOIL AT NO ADDITIONAL COST TO THE OWNER.

J. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.

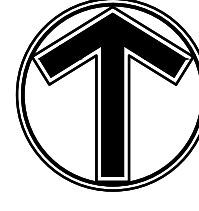
K. FINISHED GRADING SHALL BE COMPLETED. THE CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS. PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. AREAS THAT HAVE BEEN FINISHED GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND EROSION. REPAIR ALL AREAS THAT HAVE BECOME RUTTED BY TRAFFIC OR ERODED BY WATER OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.

L. TOLERANCES

1. THE COMMERCIAL BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.10 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
2. THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.
3. AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.30 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
4. TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.

M. AFTER THE SITE GRADING IS COMPLETED, IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, THE CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR, OR IMPORT SUITABLE MATERIAL TO THE SITE. THERE SHALL BE NO STOCKPILING OF MATERIALS OR PARKING ON ADJACENT PROPERTIES.

N. THE CONTRACTOR SHALL DETERMINE THE LOCATION OF ANY HAUL ROADS THAT MAY BE REQUIRED TO COMPLETE THE SITE GRADING CONSTRUCTION AND SHALL INDICATE HAUL ROADS ON EROSION AND SEDIMENT CONTROL "SITE MAP". THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE GOVERNING AUTHORITY OF EACH ROADWAY. THE CONTRACTOR SHALL POST WHATEVER SECURITY, AND COMPLY WITH ALL CONDITIONS WHICH ARE REQUIRED BY EACH GOVERNING AUTHORITY OF EACH ROADWAY.



0 20 40
SCALE IN FEET



engineering surveying planning energy

14800 28th Ave. N, Ste 140
Plymouth, Minnesota 55447
(763) 476.6010 telephone
(763) 476.8532 facsimile
www.mfra.com

Client H&W FAMILY LIMITED PARTNERSHIP

Project GATEWAY COMMERCE CENTER RETAIL BUILDING

Location LOT 4, BLOCK 2 COON RAPIDS, MINN

Certification

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed professional ENGINEER under the laws of the state of Minnesota.

Jared Jones
Registration: 16610 Date: 01/09/2012

If applicable, contact us for a wet signed copy of this plan which is available upon request at MFRA, Inc., Plymouth, MN office.

Summary

Designed: JFJ Drawn: JFJ
Approved: MCA Book / Page: --/--
Phase: PERMIT Initial Issue: 01/09/2012

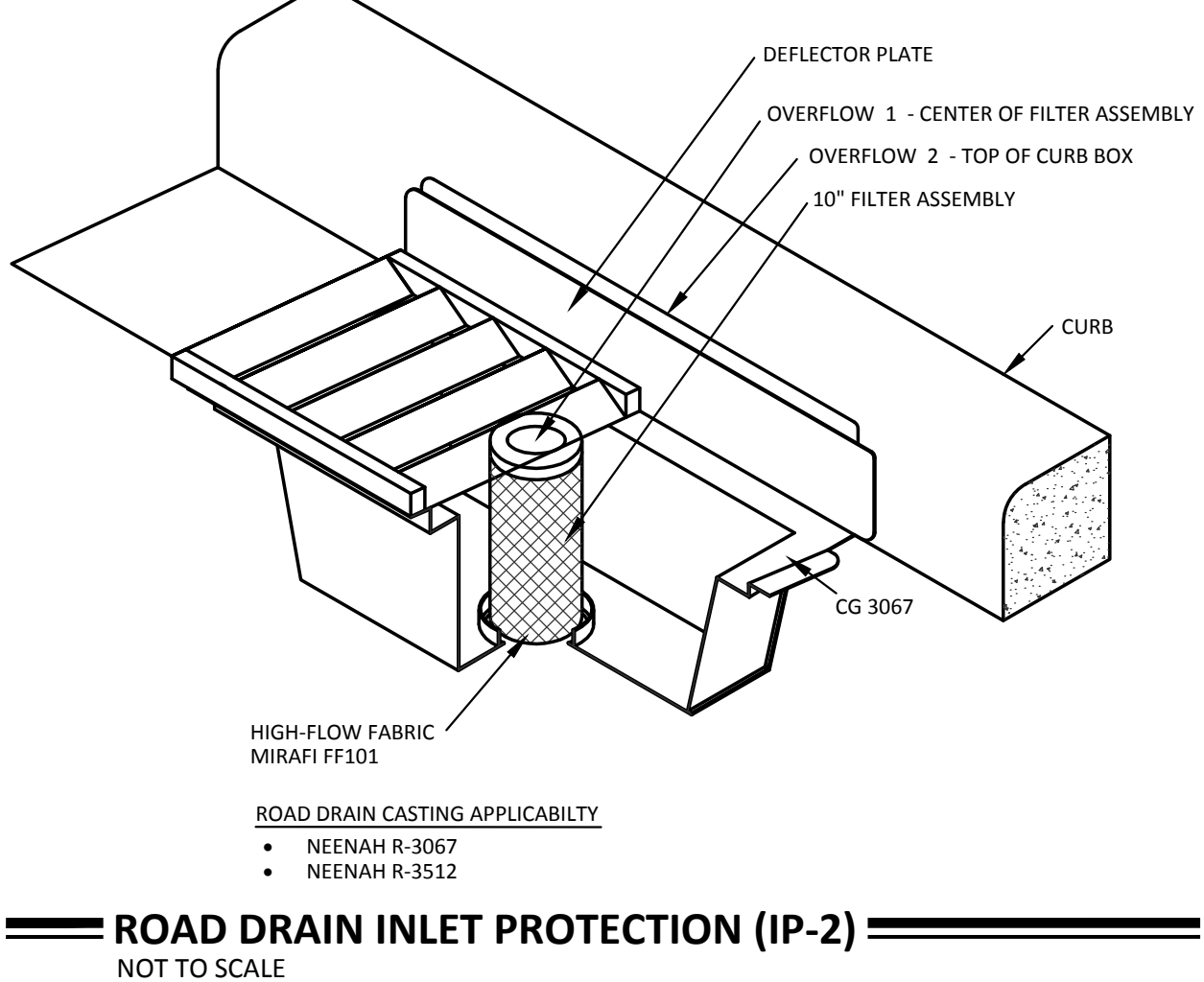
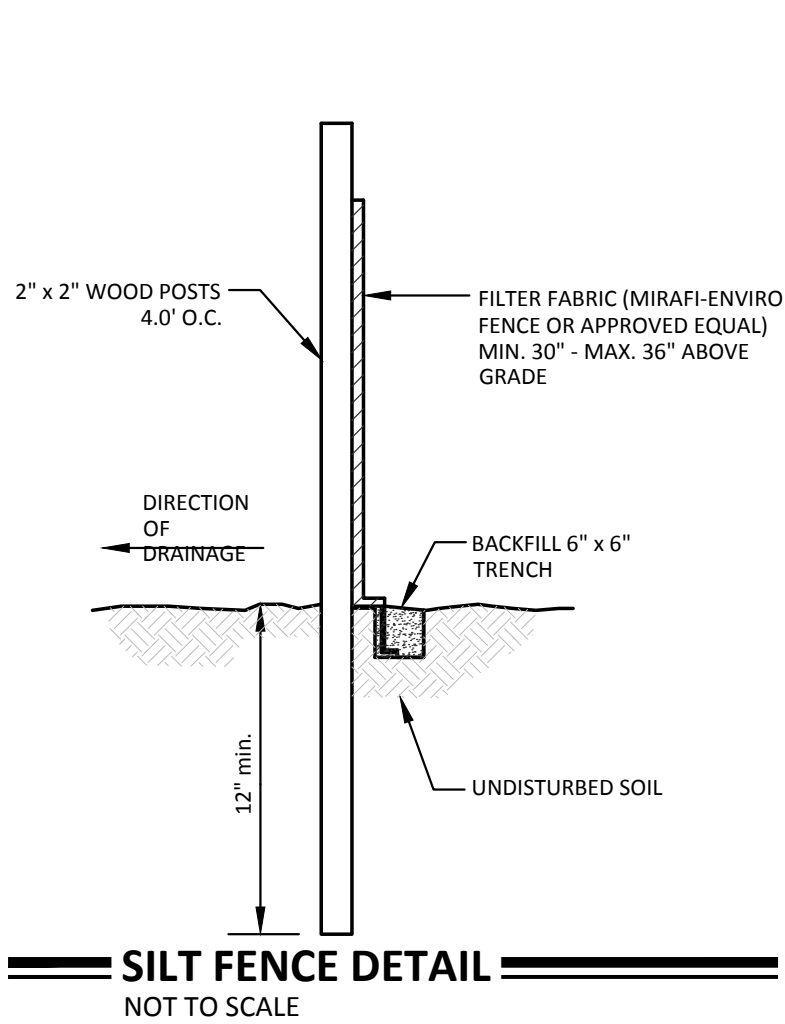
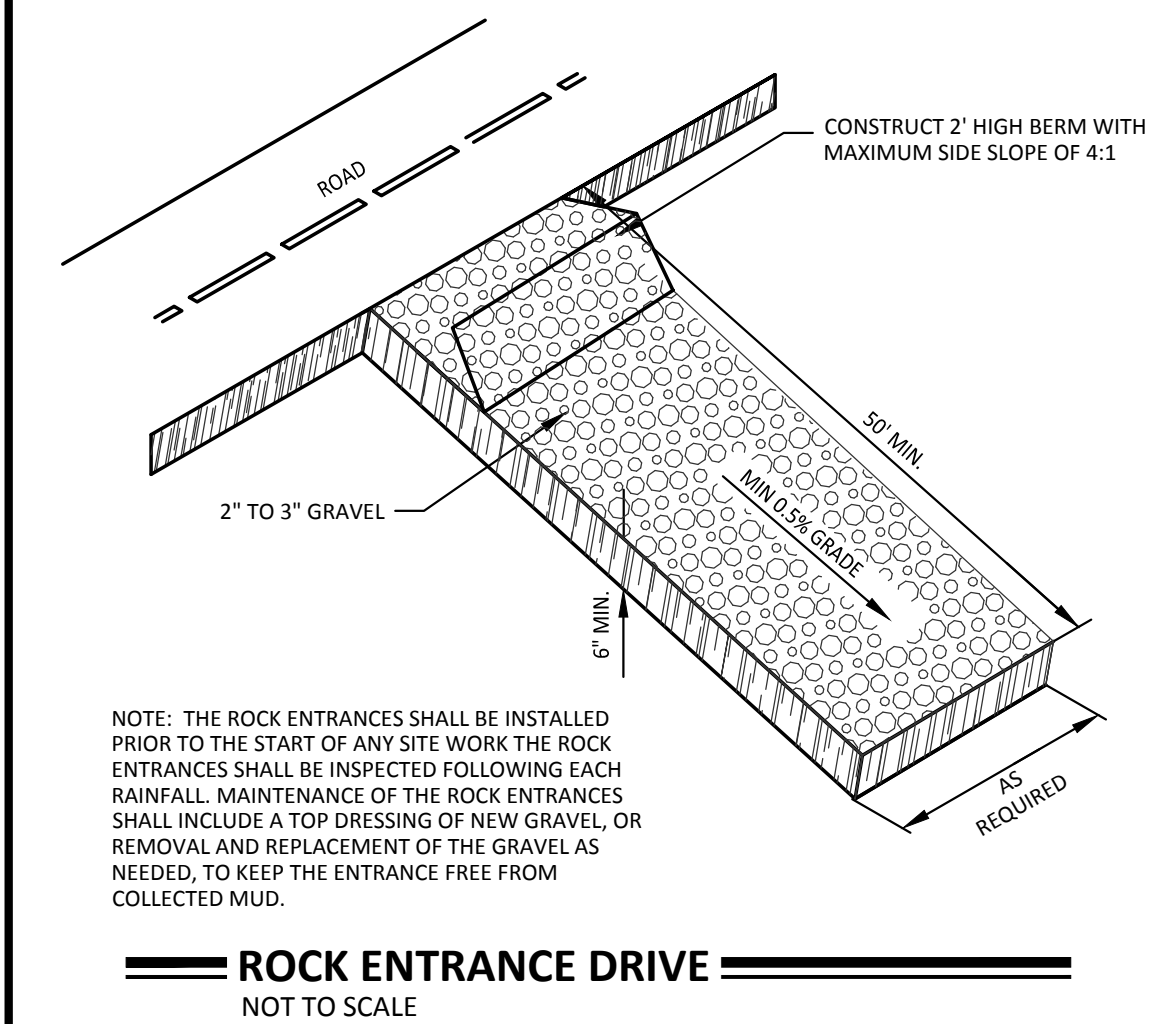
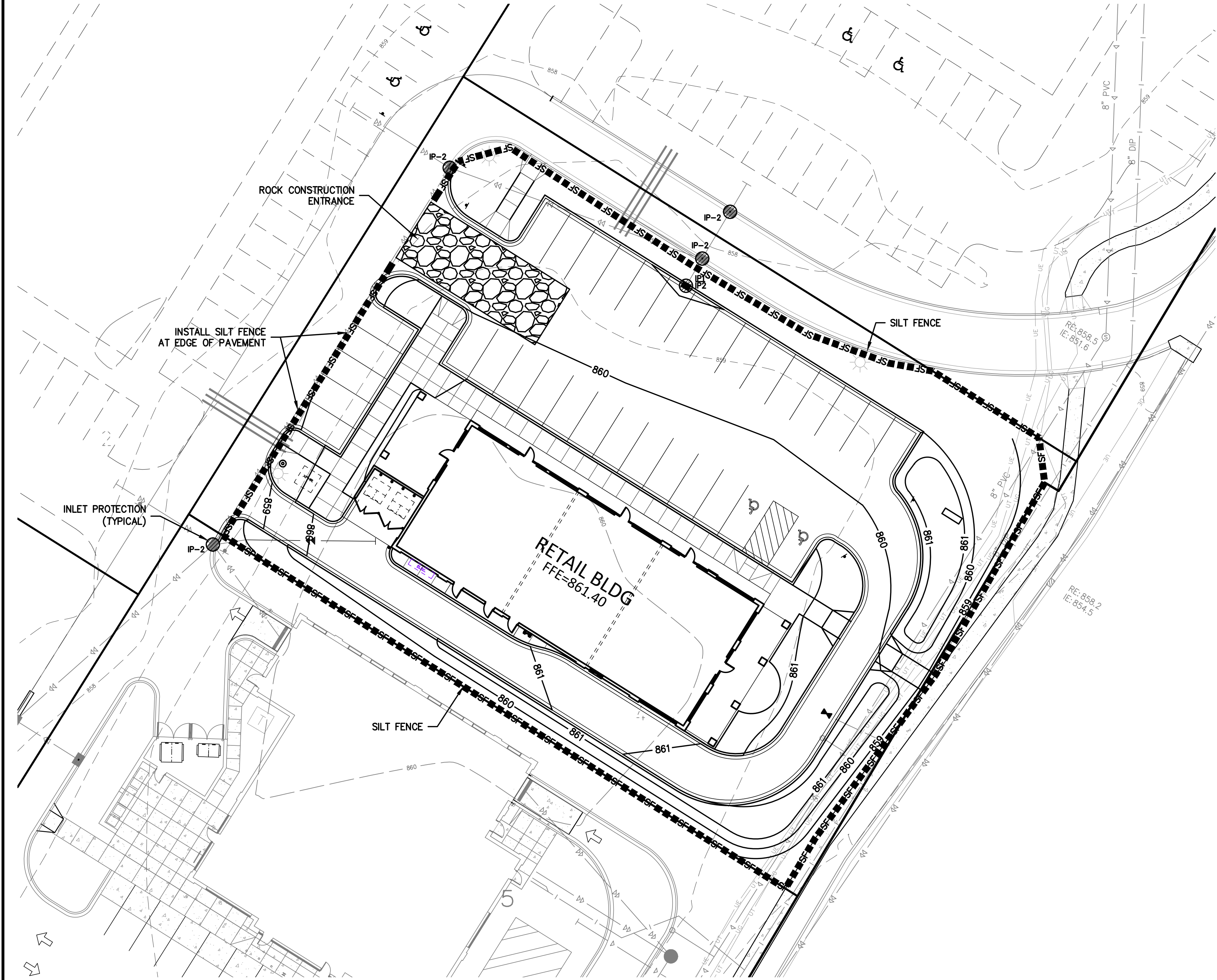
Revision History

No.	Date By	Submittal / Revision
-----	---------	----------------------

Sheet Title GRADING PLAN

Sheet No. Revision C2.0

Project No. H&W16148

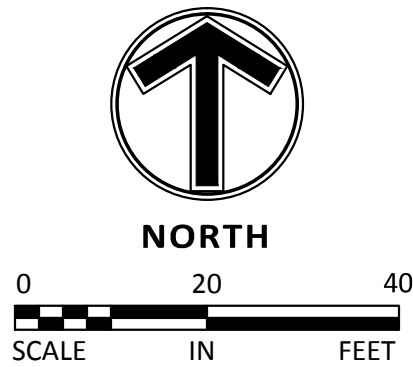


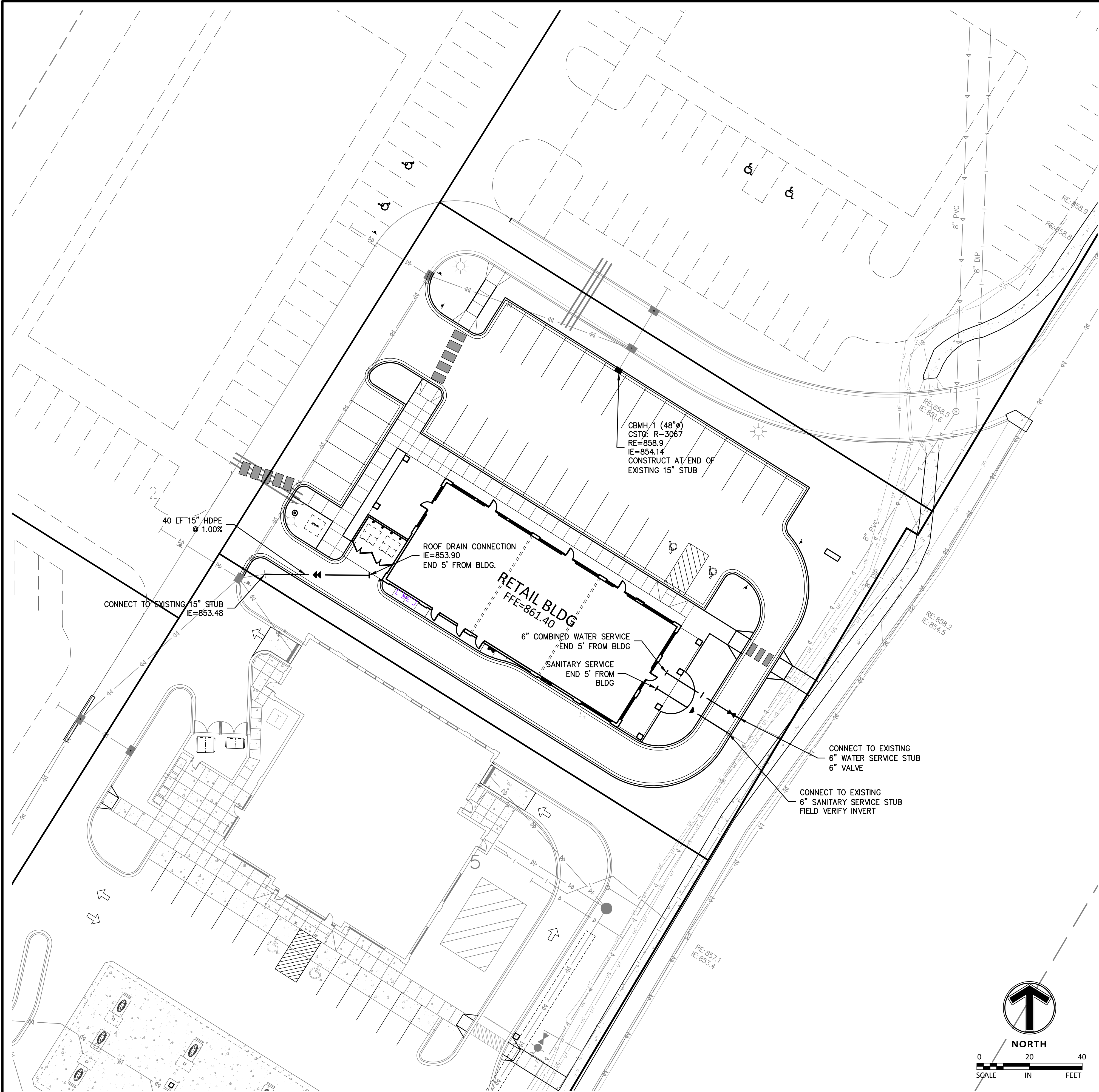
- ### GENERAL EROSION NOTES:
- CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME. WHERE A CONFLICT EXISTS BETWEEN LOCAL JURISDICTIONAL STANDARD SPECIFICATIONS AND MFRA STANDARD SPECIFICATIONS, THE MORE STRINGENT SPECIFICATION SHALL APPLY.
 - THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATIONS AND/OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF C/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT ALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE LOCATIONS OF SMALL UTILITIES SHALL BE OBTAINED BY THE CONTRACTOR BY CALLING MINNESOTA GOPHER STATE ONE CALL AT 800-252-1166 OR 651-454-0002
 - THE DESIGN SHOWN IS BASED UPON THE ENGINEER'S UNDERSTANDING OF THE EXISTING CONDITIONS. THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON AN ALTA OR TOPOGRAPHIC SURVEY PREPARED BY MFRA. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS WITHOUT EXCEPTION, THEY SHALL HAVE MADE, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW. SEE ATTACHED SURVEY SHEETS.
 - THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES OCCURRING TO THE ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
 - THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF THIS DRAWING (EROSION & SEDIMENTATION CONTROL PLAN-ESC PLAN), THE STANDARD DETAILS, THE PLAN NARRATIVE, AND ITS APPENDICES, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING & SUBMITTING THE APPLICATION FOR THE MPCA GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE SWPPP AND THE STATE OF MINNESOTA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS. THE SWPPP AND ALL OTHER RELATED DOCUMENTS MUST BE KEPT AT THE SITE DURING CONSTRUCTION.
 - CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMP'S) AS REQUIRED BY THE SWPPP & PERMITS. THE CONTRACTOR SHALL OVERSEE THE INSPECTION & MAINTENANCE OF THE BMP'S AND EROSION PREVENTION FROM BEGINNING OF CONSTRUCTION AND UNTIL CONSTRUCTION IS COMPLETED, IS APPROVED BY ALL AUTHORITIES, THE NOTICE OF TERMINATION (NOT) HAS BEEN FILED WITH THE MPCA BY EITHER THE OWNER OR OPERATOR AS APPROVED ON PERMIT. ADDITIONAL BMP'S SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
 - CONTRACTOR SHALL COMPLY WITH TRAINING REQUIREMENTS IN PART III.A.2 OF THE GENERAL PERMIT.
 - BMP'S AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
 - ESC PLAN MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
 - CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THE ESC PLANS SHALL BE CLEARLY DELINEATED (E.G. WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC.) ON THE DEVELOPMENT SITE BEFORE WORK BEGINS. GROUND DISTURBANCE ACTIVITIES MUST NOT OCCUR OUTSIDE THE LIMITS OF DISTURBANCE.
 - GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
 - ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) MUST BE LIMITED TO A DEFINED AREA OF THE SITE AND SHALL BE CONTAINED AND PROPERLY TREATED OR DISPOSED. NO ENGINE DEGREASING IS ALLOWED ON SITE.
 - ALL LIQUID AND SOLID WASTES GENERATED BY CONCRETE WASHOUT OPERATIONS MUST BE CONTAINED IN A LEAK-PROOF CONTAINMENT FACILITY OR IMPERMEABLE LINER. A COMPACTED CLAY LINER THAT DOES NOT ALLOW WASHOUT LIQUIDS TO ENTER GROUND WATER IS CONSIDERED AN IMPERMEABLE LINER. THE LIQUID AND SOLID WASTES MUST NOT CONTACT THE GROUND, AND THERE MUST NOT BE RUNOFF FROM THE CONCRETE WASHOUT OPERATIONS OR AREAS. LIQUID AND SOLID WASTES MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH MPCA REGULATIONS. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.
 - SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
 - DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
 - SOLID WASTE: COLLECTED SEDIMENT, ASPHALT & CONCRETE MILLINGS, FLOATING DEBRIS, PAPER, PLASTIC, FABRIC, CONSTRUCTION & DEMOLITION DEBRIS & OTHER WASTES MUST BE DISPOSED OF PROPERLY & MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.
 - HAZARDOUS MATERIALS: OIL, GASOLINE, PAINT & ANY HAZARDOUS SUBSTANCES MUST BE PROPERLY STORED, INCLUDING SECONDARY CONTAINMENT, TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. RESTRICTED ACCESS TO STORAGE AREAS MUST BE PROVIDED TO PREVENT VANDALISM. STORAGE & DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH MPCA REGULATIONS.
 - ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE SWPPP, SHALL BE INITIATED AS SOON AS PRACTICABLE AND PRIOR TO SOIL DISTURBING ACTIVITIES UPSLOPE.
 - DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED SHALL BE TEMPORARILY SEED, WITHIN 14 DAYS OF INACTIVITY. SEEDING SHALL BE IN ACCORDANCE WITH MN/DOT SEED MIXTURE NUMBER 100 OR 110 DEPENDING ON THE SEASON OF PLANTING (SEE MN/DOT SPECIFICATION SECTION 2575.3) SEEDING METHOD AND APPLICATION RATE SHALL CONFORM TO MN/DOT SPECIFICATION SECTION 2575.3.
 - DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED. THESE AREAS SHALL BE STABILIZED IN ACCORDANCE WITH THE TIME TABLE DESCRIBED ABOVE. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN FOR VEGETATIVE COVER.
 - CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT FROM CONVEYANCES & FROM TEMPORARY SEDIMENTATION BASINS THAT ARE TO BE USED AS PERMANENT WATER QUALITY MANAGEMENT BASINS. SEDIMENT MUST BE STABILIZED TO PREVENT IT FROM BEING WASHED BACK INTO THE BASIN, CONVEYANCES, OR DRAINAGEWAYS DISCHARGING OFF-SITE OR TO SURFACE WATERS. THE CLEANOUT OF PERMANENT BASINS MUST BE SUFFICIENT TO RETURN THE BASIN TO DESIGN CAPACITY.
 - ON-SITE & OFF-SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BMP'S. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
 - TEMPORARY SOIL STOCKPILES MUST HAVE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS & CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB & GUTTER SYSTEMS OR CONDUITS & DITCHES.
 - SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
 - DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, CHECK DAMS, INLET PROTECTION DEVICES, ETC.) TO PREVENT EROSION.
 - ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

MAINTENANCE NOTES:

ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. THE DESIGNATED CONTACT PERSON NOTED ON THIS PLAN MUST ROUTINELY INSPECT THE CONSTRUCTION ON SITE ONCE EVERY SEVEN DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

- ALL SILT FENCES MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/3 OF THE HEIGHT OF THE FENCE. THESE REPAIRS MUST BE MADE WITHIN 24 HOURS OF DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
- SURFACE WATERS, INCLUDING DRAINAGE DITCHES AND CONVEYANCE SYSTEMS, MUST BE INSPECTED FOR EVIDENCE OF SEDIMENT BEING DEPOSITED BY EROSION. THE CONTRACTOR MUST REMOVE ALL DELTAS AND SEDIMENT DEPOSITED IN SURFACE WATERS, INCLUDING DRAINAGE WAYS, CATCH BASINS, AND OTHER DRAINAGE SYSTEMS, AND RESTABILIZE THE AREAS WHERE SEDIMENT REMOVAL RESULTS IN EXPOSED SOIL. THE REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN SEVEN (7) DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS. THE CONTRACTOR SHALL USE ALL REASONABLE EFFORTS TO OBTAIN ACCESS. IF PRECLUDED, REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN SEVEN (7) CALENDAR DAYS OF OBTAINING ACCESS. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL LOCAL, REGIONAL, STATE AND FEDERAL AUTHORITIES AND RECEIVING ANY APPLICABLE PERMITS, PRIOR TO CONDUCTING ANY WORK.
- CONSTRUCTION SITE VEHICLE EXIT LOCATIONS MUST BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING ONTO PAVED SURFACES. TRACKED SEDIMENT MUST BE REMOVED FROM ALL OFF-SITE PAVED SURFACES, WITHIN 24 HOURS OF DISCOVERY, OR IF APPLICABLE, WITHIN A SHORTER TIME TO COMPLY WITH PART IV.C.6 OF THE GENERAL PERMIT.
- THE CONTRACTOR IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF TEMPORARY AND PERMANENT WATER QUALITY MANAGEMENT BMP'S, AS WELL AS ALL EROSION PREVENTION AND SEDIMENT CONTROL BMP'S, FOR THE DURATION OF THE CONSTRUCTION WORK AT THE SITE. THE PERMITTEE(S) ARE RESPONSIBLE UNTIL ANOTHER PERMITTEE HAS ASSUMED CONTROL ACCORDING TO PART II.B.5 OVER ALL AREAS OF THE SITE THAT HAVE NOT BEEN FINALLY STABILIZED OR THE SITE HAS UNDERGONE FINAL STABILIZATION, AND A NOT HAS BEEN SUBMITTED TO THE MPCA.
- IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, OFF-SITE ACCUMULATIONS OF SEDIMENT MUST BE REMOVED IN A MANNER AND AT A FREQUENCY SUFFICIENT TO MINIMIZE OFF-SITE IMPACTS (E.G., FUGITIVE SEDIMENT IN STREETS COULD BE WASHED INTO STORM SEWERS BY THE NEXT RAIN AND/OR POSE A SAFETY HAZARD TO USERS OF PUBLIC STREETS).



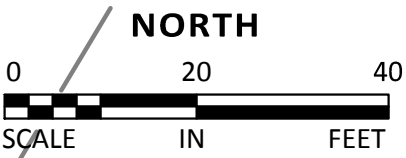
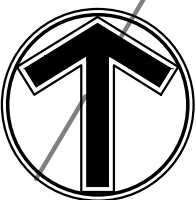


LEGEND	PROPOSED		EXISTING	
CURB & GUTTER	—	—	—	—
STORM SEWER	—	—	—	—
SANITARY SEWER	—	—	—	—
FORCEMAIN (SAN.)	—	—	—	—
WATERMAIN	—	—	—	—
EASEMENT	—	—	—	—
DRAINTILE	—	—	—	—
GAS LINE	—	—	—	—
ELECTRIC	—	—	—	—
TELEPHONE	—	—	—	—

UTILITY CONSTRUCTION NOTES

- A. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULE, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- B. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE LOCATIONS OF SMALL UTILITIES SHALL BE OBTAINED BY THE CONTRACTOR, BY CALLING GOPHER STATE ONE CALL AT 454-0002.
- C. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- D. SAFETY NOTICE TO CONTRACTORS: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.
- E. ALL AREAS OUTSIDE THE PROPERTY BOUNDARIES THAT ARE DISTURBED BY UTILITY CONSTRUCTION SHALL BE RESTORED IN KIND. SODDED AREAS SHALL BE RESTORED WITH 6 INCHES OF TOPSOIL PLACED BENEATH THE SOD.
- F. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
- G. PRIOR TO PLACEMENT OF AGGREGATE BASE, A TEST ROLL WILL BE REQUIRED ON THE STREET AND PARKING AREA SUBGRADE. THE CONTRACTOR SHALL PROVIDE A LOADED TANDEM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL DETERMINE WHICH SECTIONS OF THE STREET OR PARKING AREA ARE UNSTABLE. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER.
- H. THE UTILITY IMPROVEMENTS FOR THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "STANDARD UTILITIES SPECIFICATIONS" AS PUBLISHED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), EXCEPT AS MODIFIED HEREIN. CONTRACTOR SHALL OBTAIN A COPY OF THESE SPECIFICATIONS.

- ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE TO CITY REQUIREMENTS.
 - CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP WATERMAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE THE LIABILITY OF THE CONTRACTOR
 - A MINIMUM VERTICAL SEPARATION OF 18 INCHES IS REQUIRED AT ALL WATERMAIN AND SEWER MAIN (BUILDING, STORM AND SANITARY) CROSSINGS AND ADJACENT PIPES.
- I. ALL MATERIALS SHALL BE AS SPECIFIED IN CEAM SPECIFICATIONS EXCEPT AS MODIFIED HEREIN.
- ALL MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY.
 - ALL SANITARY SEWER TO BE SCHEDULE 40 PVC, UNLESS NOTED OTHERWISE.
 - ALL WATERMAIN TO BE DUCTILE IRON - CLASS 52, WITH 7.5 FEET MINIMUM COVER.
 - ALL STORM SEWER PIPE TO BE DUAL WALL HDPE PIPE, PVC SCH 40 PIPE, OR APPROVED EQUAL. CONTRACTOR SHALL COMPLY WITH MANUFACTURER'S BEDDING AND INSTALLATION REQUIREMENTS FOR THE 48"Ø PERFORATED HDPE PIPE.
 - RIP RAP SHALL BE Mn/DOT CLASS 3.
- J. ALL AREAS OUTSIDE THE PROPERTY BOUNDARIES THAT ARE DISTURBED BY UTILITY CONSTRUCTION SHALL BE RESTORED IN KIND. SODDED AREAS SHALL BE RESTORED WITH 6 INCHES OF TOPSOIL PLACED BENEATH THE SOD.
- K. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
- L. ALL SOILS TESTING SHALL BE COMPLETED BY AN INDEPENDENT SOILS ENGINEER. EXCAVATION FOR THE PURPOSE OF REMOVING UNSTABLE OR UNSUITABLE SOILS SHALL BE COMPLETED AS REQUIRED BY THE SOILS ENGINEER. THE UTILITY BACKFILL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE SOILS ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOILS TESTS AND SOIL INSPECTIONS WITH THE SOILS ENGINEER. THE CONTRACTOR SHALL OBTAIN A COPY OF THE GEOTECHNICAL ENGINEERING REPORT COMPLETED BY:
- COMPANY: BRAUN INTERTEC
ADDRESS: BLOOMINGTON, MN
PHONE: 952-995-2310 JOSH VAN ABEL
DATED: 05/02/2011
- CONTRACTOR SHALL REFER TO THE SITE OBSERVATION LETTER BY BRAUN INTERTEC DATED 09/15/11 FOR INFORMATION ON REPAIRING THE TIRE LAYER AND GEOFABRIC DURING UTILITY INSTALLATION.
- M. CONTRACTOR SHALL CONDUCT TWO DOUBLE RING INFILTRATION TESTS BETWEEN STMH 5 AND STMH 7 TO VERIFY INFILTRATION RATE MEETS COON CREEK WATERSHED REQUIREMENTS PRIOR TO CONSTRUCTING 48" PERFORATED PIPE. REFER TO COON CREEK WATERSHED DISTRICT PERMIT FOR REQUIREMENTS.
- N. ALL PIPE MUST BE TESTED IN ACCORDANCE WITH MINNESOTA DEPARTMENT OF LABOR & INDUSTRY STANDARDS.





engineering surveying planning energy

14800 28th Ave. N, Ste 140
Plymouth, Minnesota 55447
(763) 476.6010 telephone
(763) 476.8532 facsimile
www.mfra.com

Client
H&W FAMILY
LIMITED
PARTNERSHIP

Project
GATEWAY
COMMERCE
CENTER RETAIL
BUILDING

Location
LOT 4, BLOCK 2
COON RAPIDS,
MINN.

Certification

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed professional ENGINEER under the laws of the state of Minnesota.

Jared Jones
Registration: 16610 Date: 01/09/2012

If applicable, contact us for a wet signed copy of this plan, which is available upon request at MFRA, Inc., Plymouth, MN office.

Summary

Designed: JFJ Drawn: JFJ
Approved: MCA Book / Page: --/--
Phase: PERMIT Initial Issue: 01/09/2012

Revision History

No.	Date	By	Submittal / Revision
-----	------	----	----------------------

Sheet Title
UTILITY PLAN

Sheet No. Revision

C4.0

Project No. H&W16148

Client
**H&W FAMILY
LIMITED
PARTNERSHIP**

Project
**GATEWAY
COMMERCE
CENTER RETAIL
BUILDING**

Location
**LOT 4, BLOCK 2
COON RAPIDS,
MINN.**

Certification

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed professional ENGINEER under the laws of the state of Minnesota.

Jared Jones
Registration No. 16610 Date: 01/09/2012
If applicable, contact us for a wet signed copy of this plan which is available upon request at MFRA, Inc., 14800 28th Ave. N., Ste 140, Plymouth, MN office.

Summary

Designed: JFJ Drawn: JFJ
Approved: MCA Book / Page: --/--
Phase: PERMIT Initial Issue: 01/09/2012

Revision History

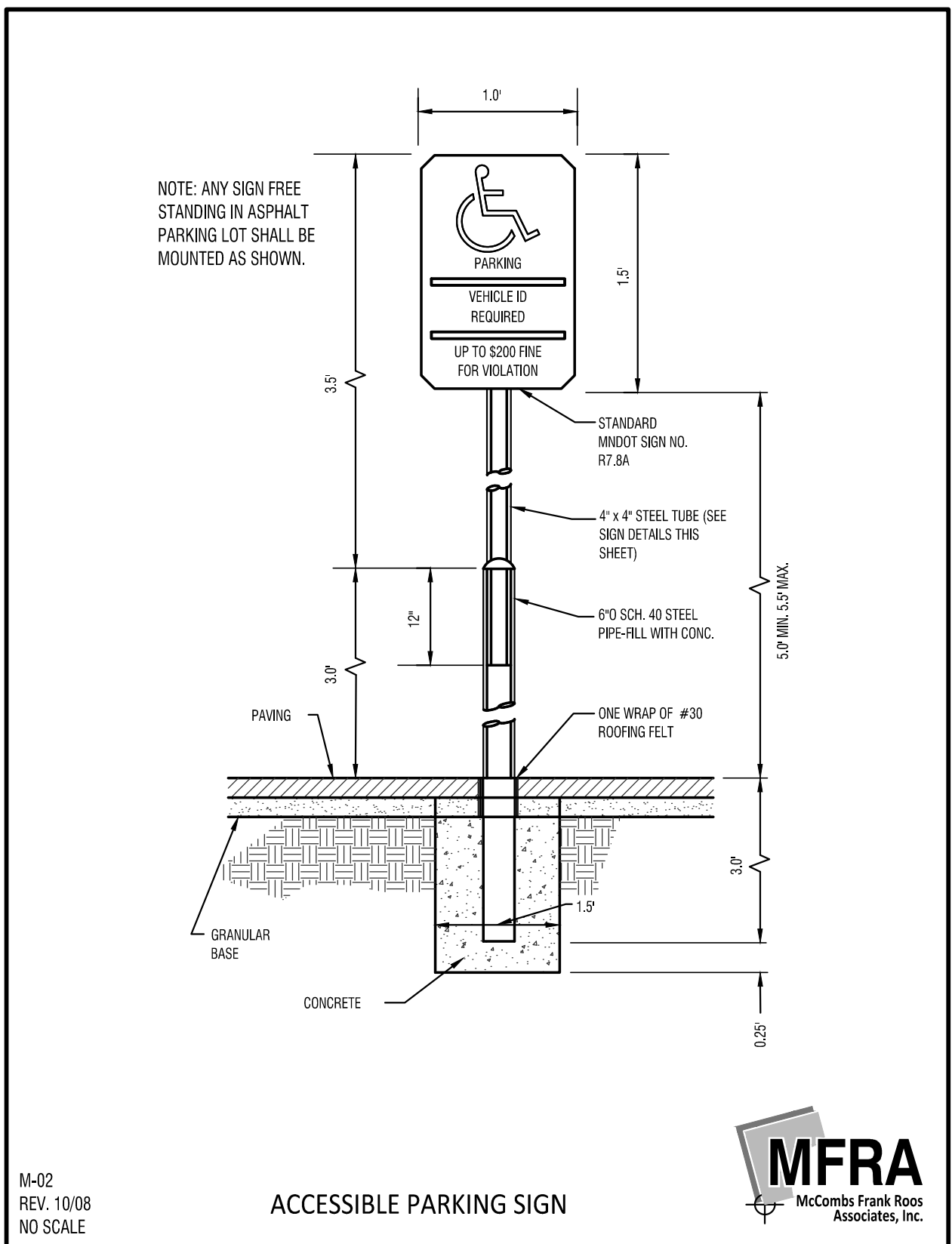
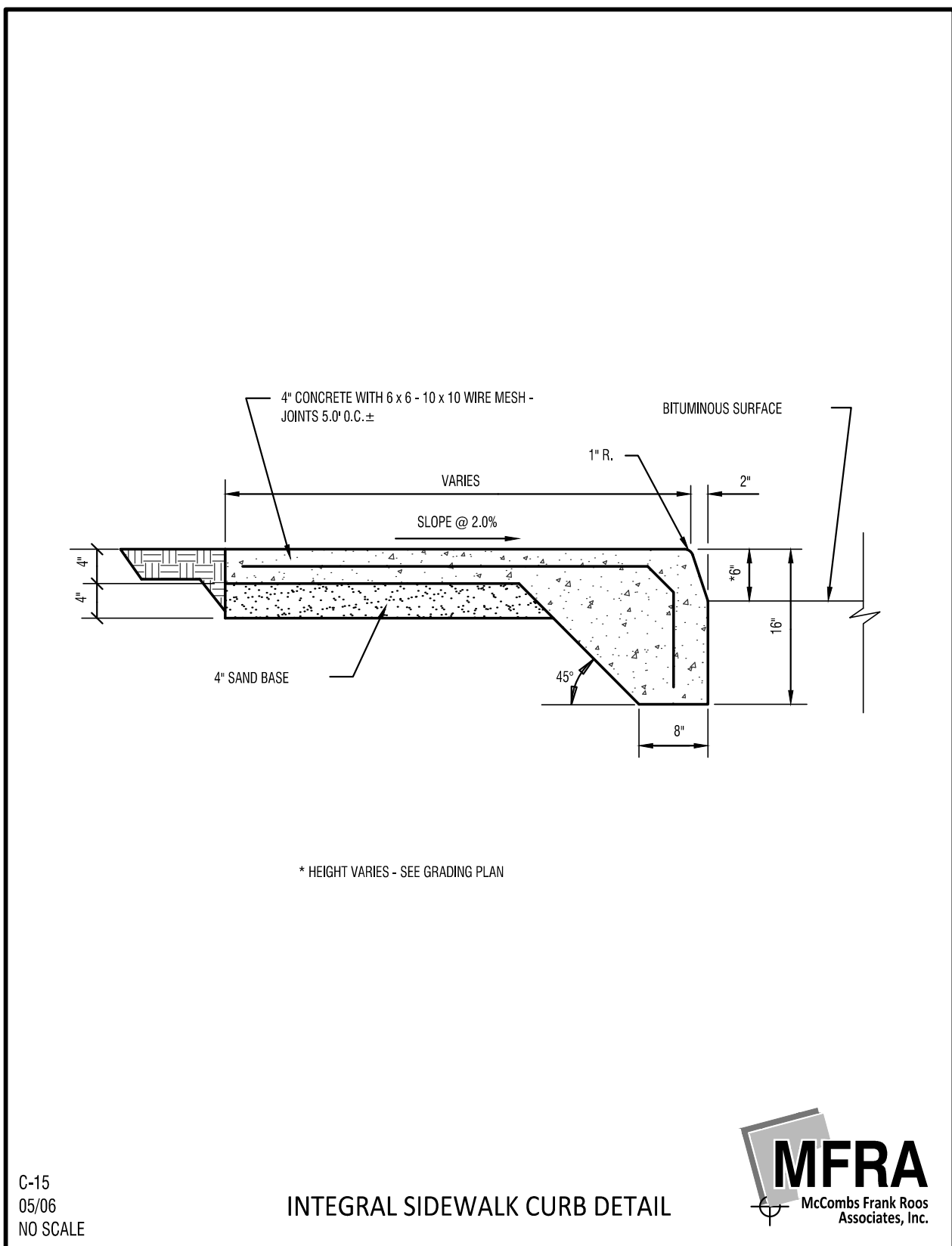
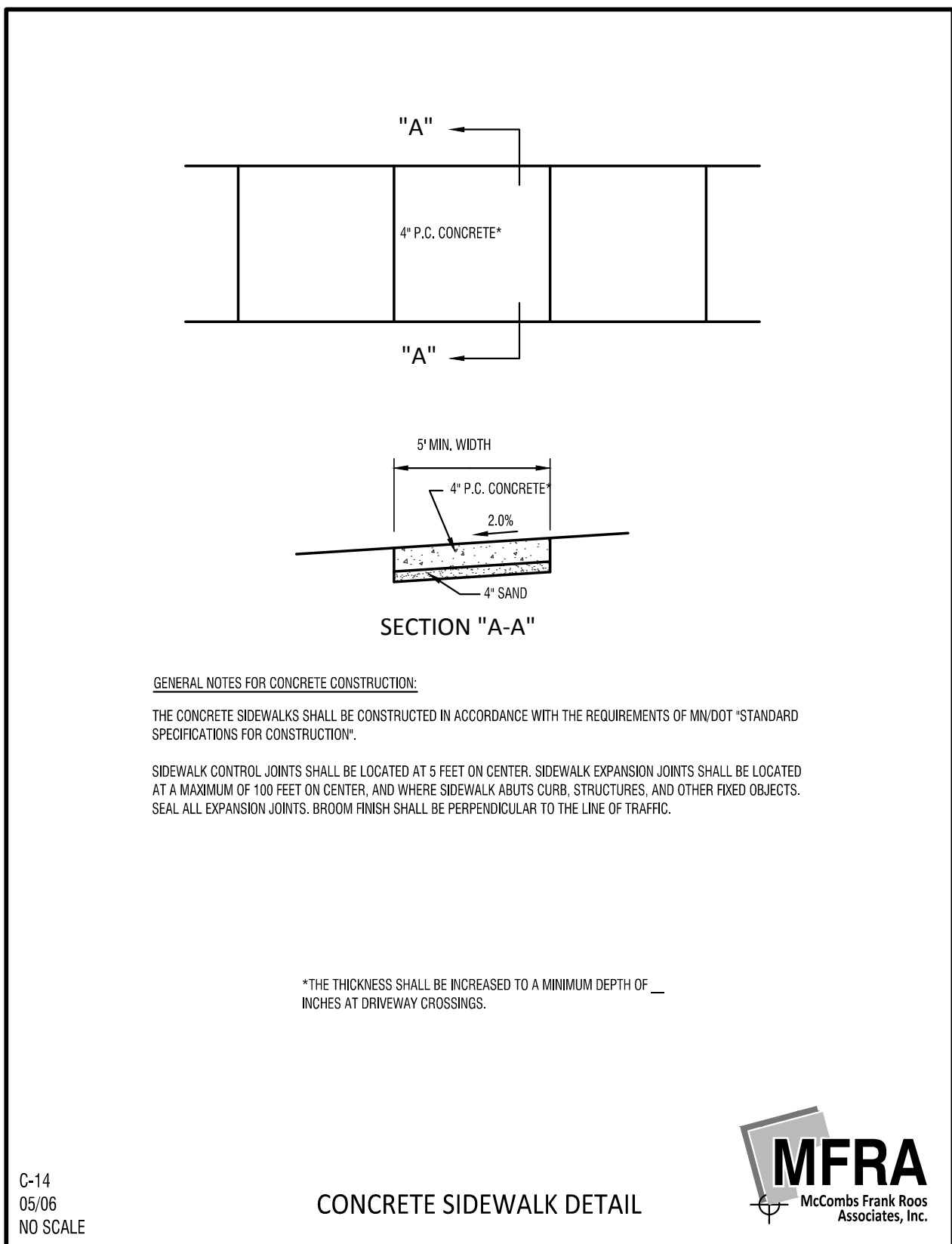
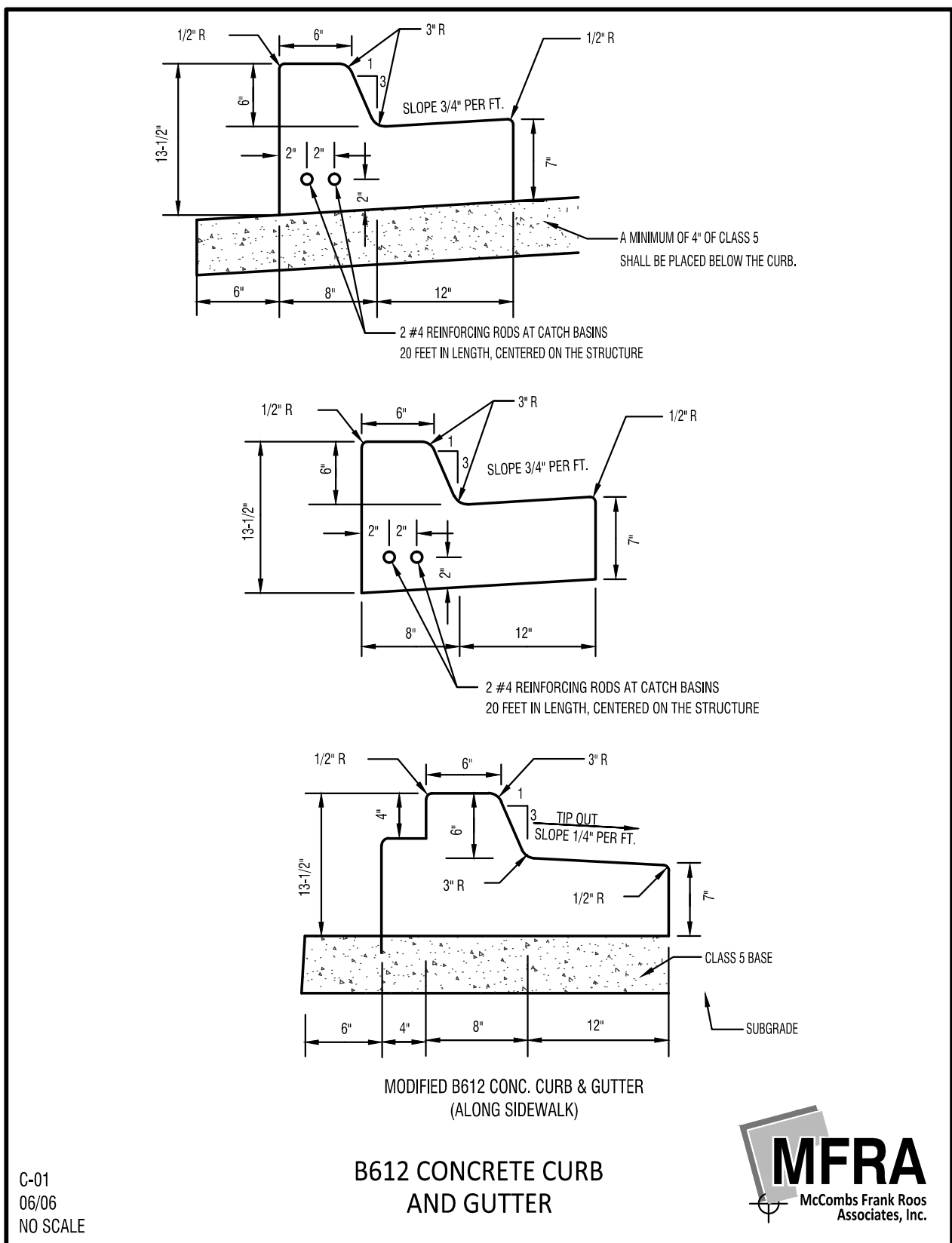
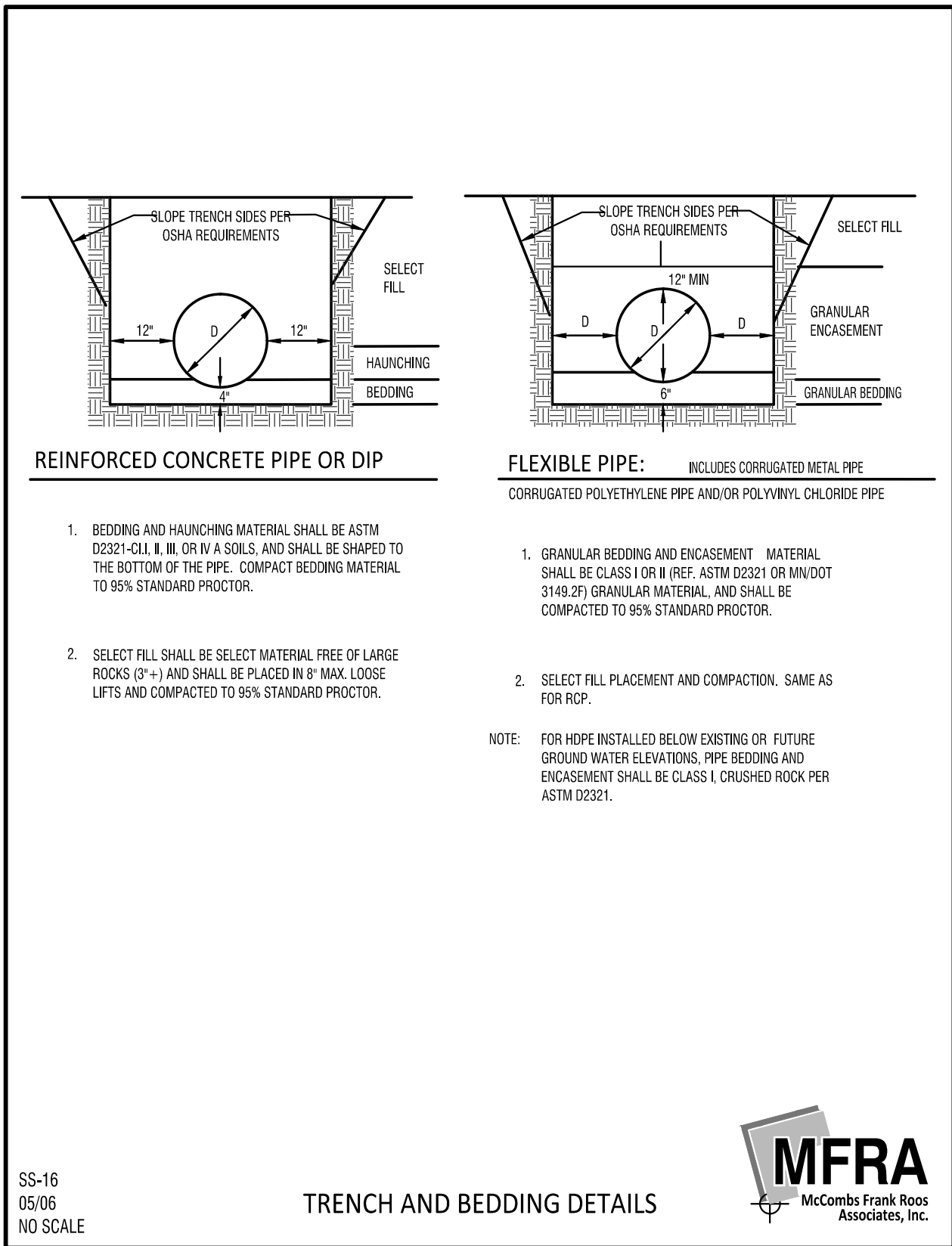
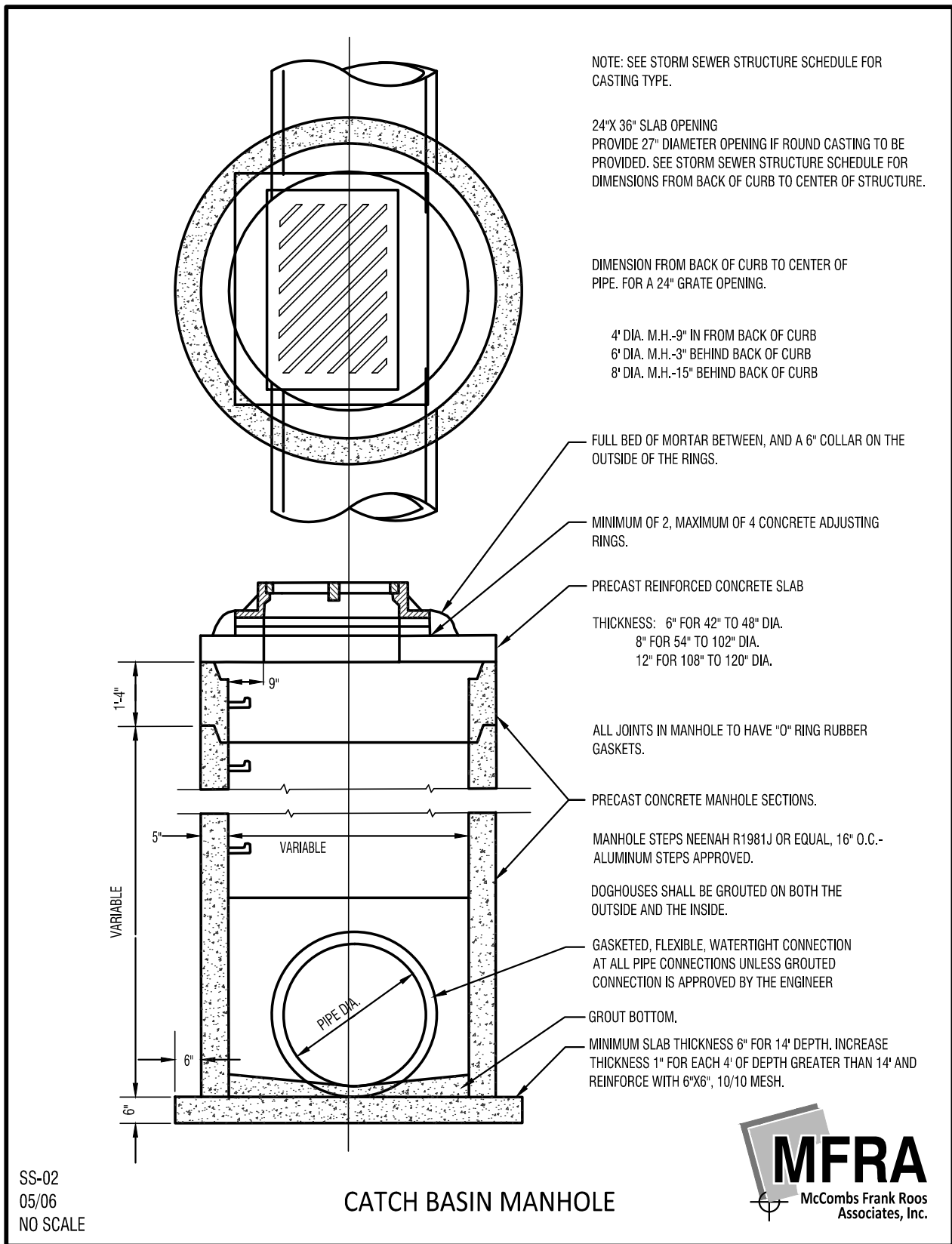
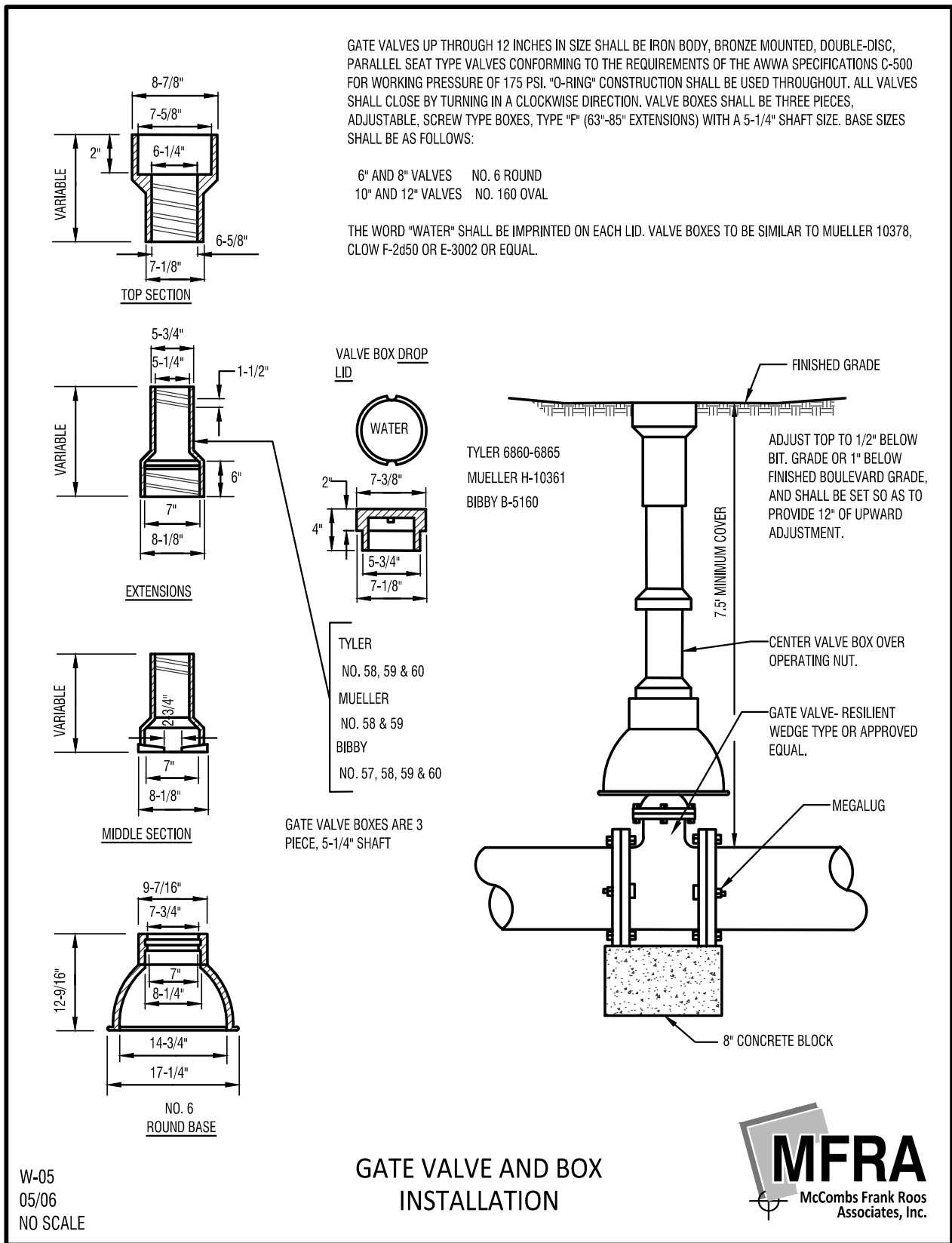
No. Date By Submittal / Revision

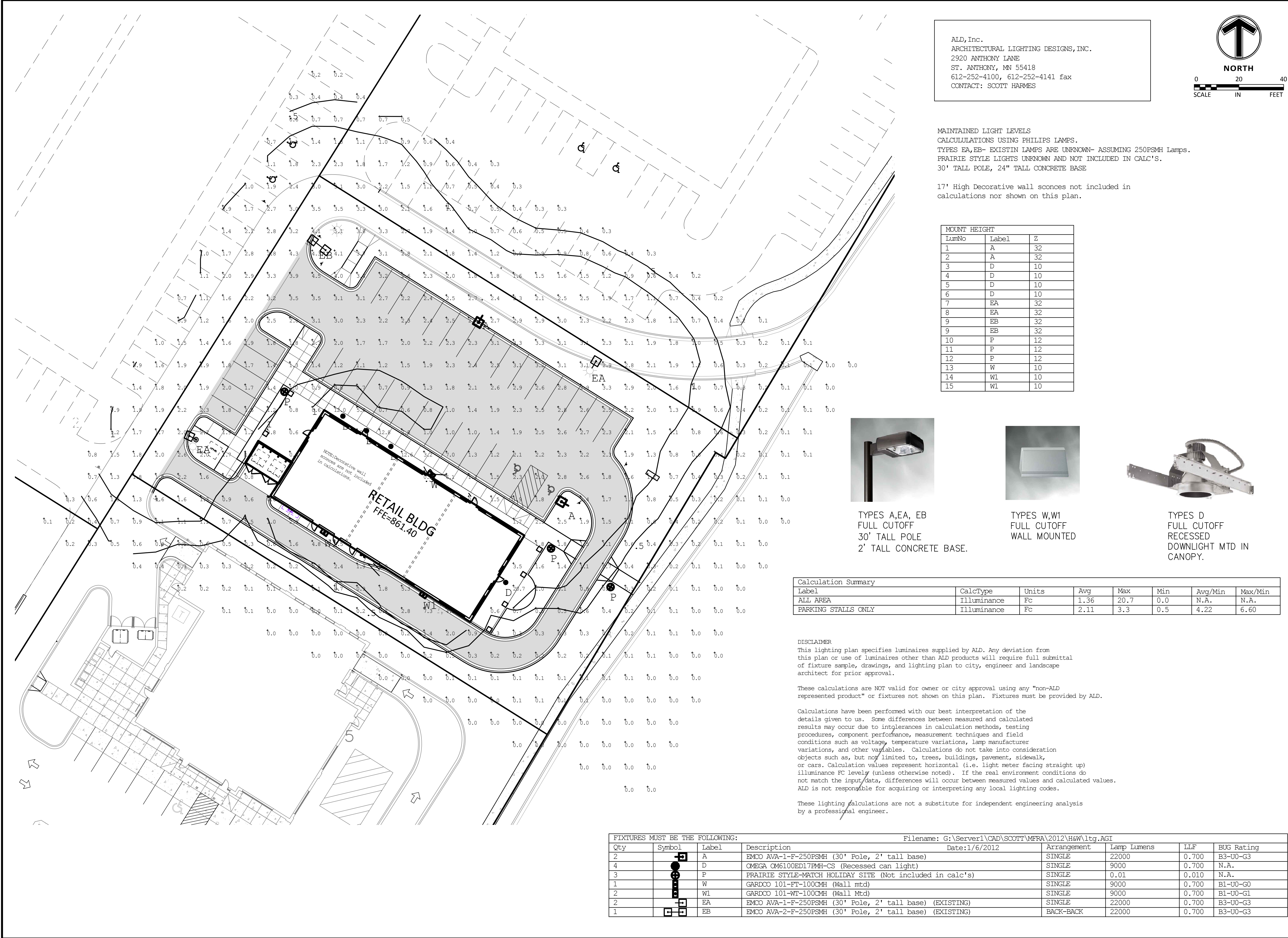
Sheet Title
CIVIL DETAILS

Sheet No. Revision

C5.0

Project No. H&W16148





engineering surveying planning energy

14800 28th Ave. N. Ste 140
Plymouth, Minnesota 55447
(763) 476.6010 telephone
(763) 476.8532 facsimile
www.mfra.com

Client

H&W FAMILY LIMITED PARTNERSHIP

Project

GATEWAY COMMERCE CENTER RETAIL BUILDING

Location

LOT 4, BLOCK 2 COON RAPIDS, MINN

Certification

NOT FOR CONSTRUCTION

Summary

Designed: JFJ
Approved: MCA
Phase: PERMIT

Drawn: JFJ
Book / Page: --/--
Initial Issue: 01/09/2012

Revision History

No.	Date	By	Submittal / Revision
-----	------	----	----------------------

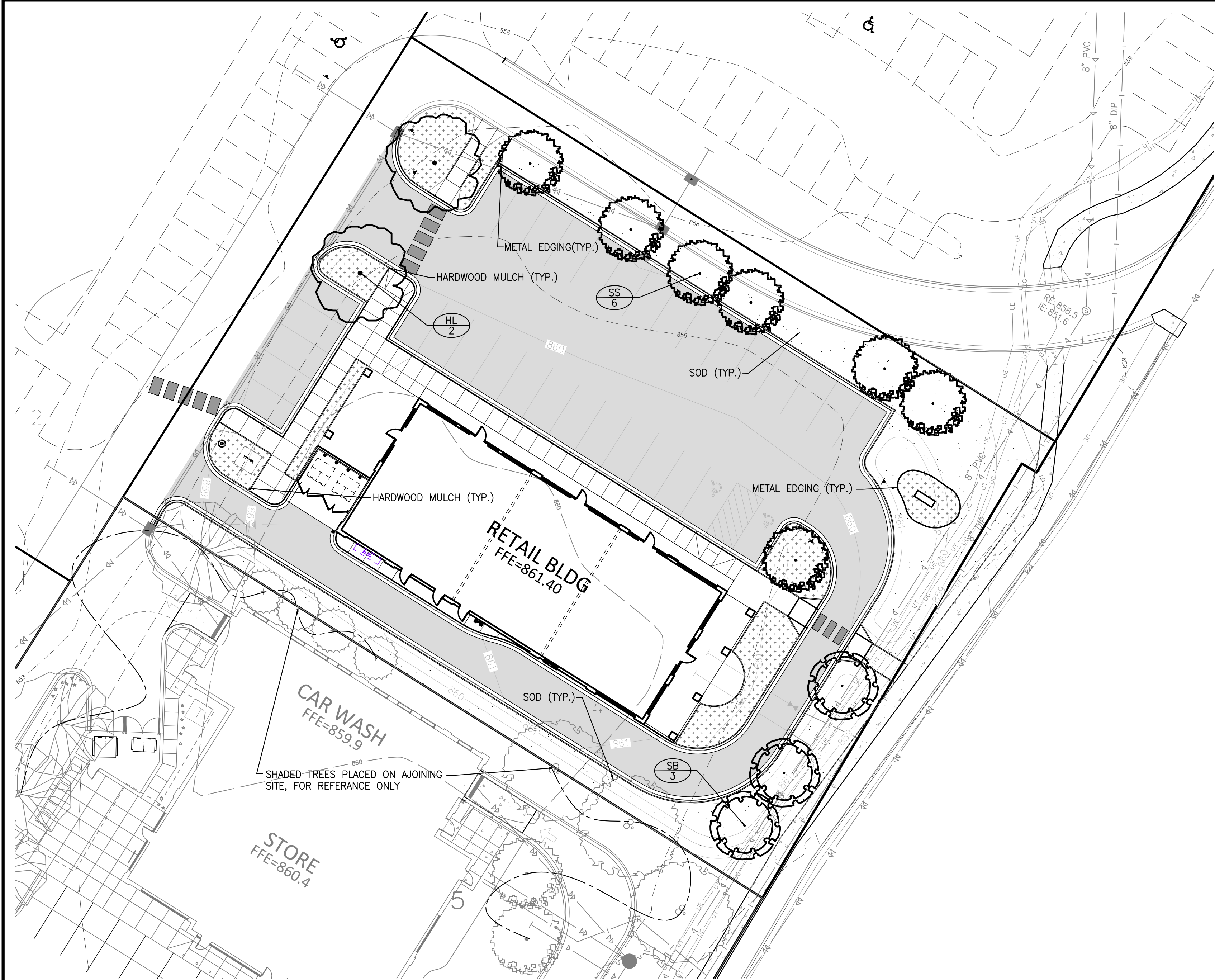
Sheet Title

LIGHTING PLAN

Sheet No. Revision

C6.0

Project No. H&W16148



1 LANDSCAPE PLAN
L1.01

LANDSCAPE LEGEND							
KEY		BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QTY.	REMARKS
		DECIDUOUS TREES					
HL		Gleditsia triacanthos var. inermis 'Shademaster'	SHADEMASTER HONEYLOCUST	2.5"	BB	2	STRAIT LEADER NO "V" CROTCH
		ORNAMENTAL TREES					
RB		Betula nigra	RIVER BIRCH	1.5"	BB	-	CLUMP FORM
SB		Amelanchier x grandiflora 'Autumn Brilliance'	AUTUMN BRILLIANCE SERVICEBERRY	1.5"	BB	3	STRAIT LEADER NO "V" CROTCH
SS		Malus x 'Spring Snow'	SPRING SNOW CRABAPPLE	1.5"	BB	7	

QUANTITIES SHOWN IN THE PLANTING SCHEDULE ARE FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR TO VERIFY QUANTITIES SHOWN ON THE PLAN.

SEED MIX LEGEND (FOR ALL SHEETS)		
SYM.	TYPE	SEED MIX
	SOD	HIGHLAND SOD
	HARDWOOD MULCH	HARDWOOD MULCH
	ROADSIDE TURFGRASS MIX ALL AREAS DISTURBED BY CONSTRUCTION NOT INTENDED TO BE SODDED, OR RETENTION BASINS	MNDOT 250



engineering surveying planning energy

14800 28th Ave. N, Ste 140
Plymouth, Minnesota 55447
(763) 476.6010 telephone
(763) 476.8532 facsimile
www.mfra.com

Client
**H&W FAMILY
LIMITED
PARTNERSHIP**

Project
**GATEWAY
COMMERCE
CENTER RETAIL
BUILDING**

Location
**LOT 4, BLOCK 2
COON RAPIDS,
MINN.**

Certification
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed LANDSCAPE ARCHITECT under the laws of the State of Minnesota.

JAMES A. KALLA
Registration No. 15071 Date: 01/09/2012
This certification is not valid unless wet signed in blue ink. If applicable, contact us for a wet signed copy of this survey which is available upon request at MFRA, Plymouth, MN office.

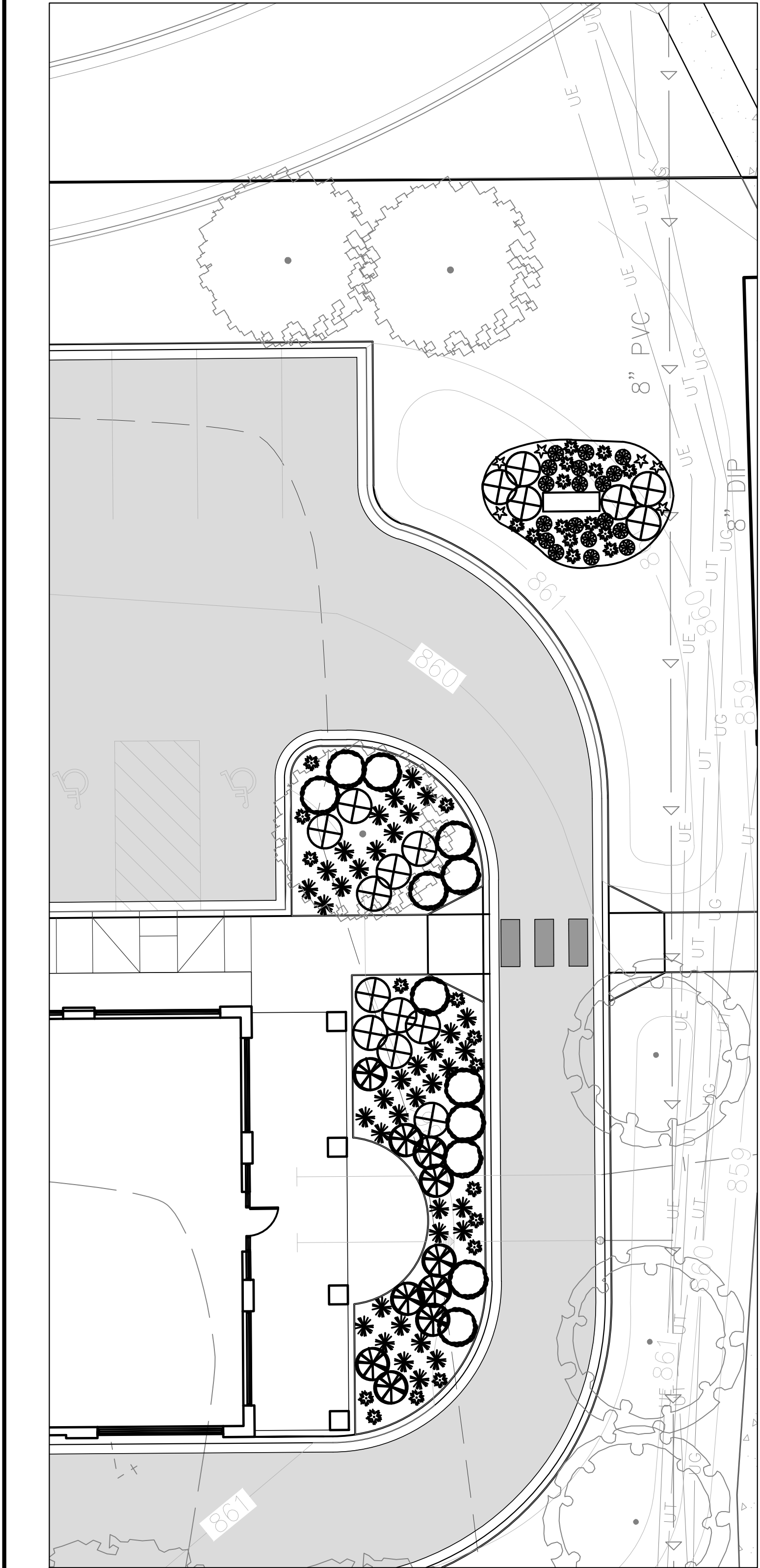
Summary
Designed: JFJ Drawn: JFJ
Approved: MCA Book / Page: --/--
Phase: PERMIT Initial Issue: 01/09/2012

Revision History
No. Date By Submittal / Revision

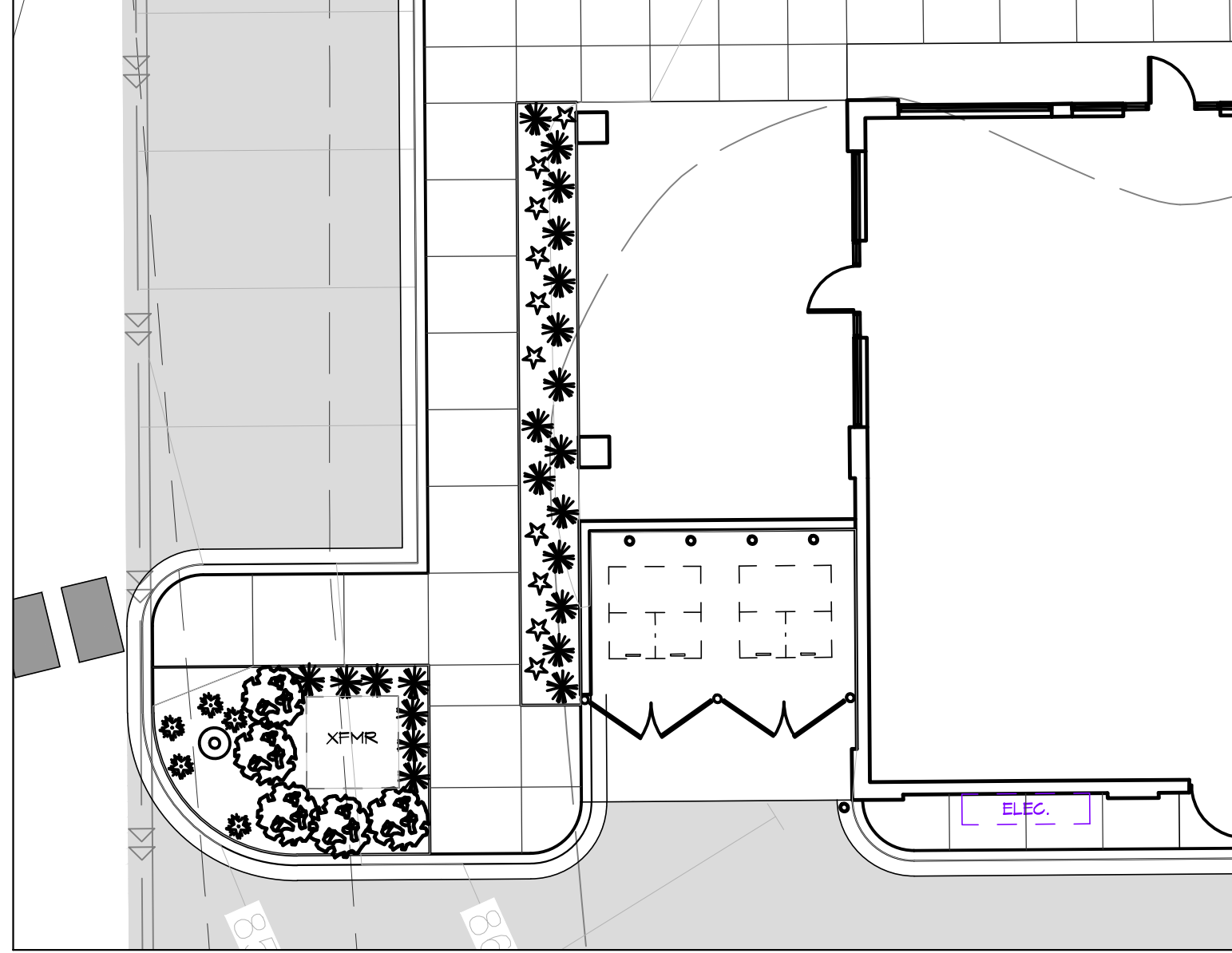
Sheet Title
**LANDSCAPE
PLAN**

Sheet No. Revision
L1.01

Project No. H&W16148



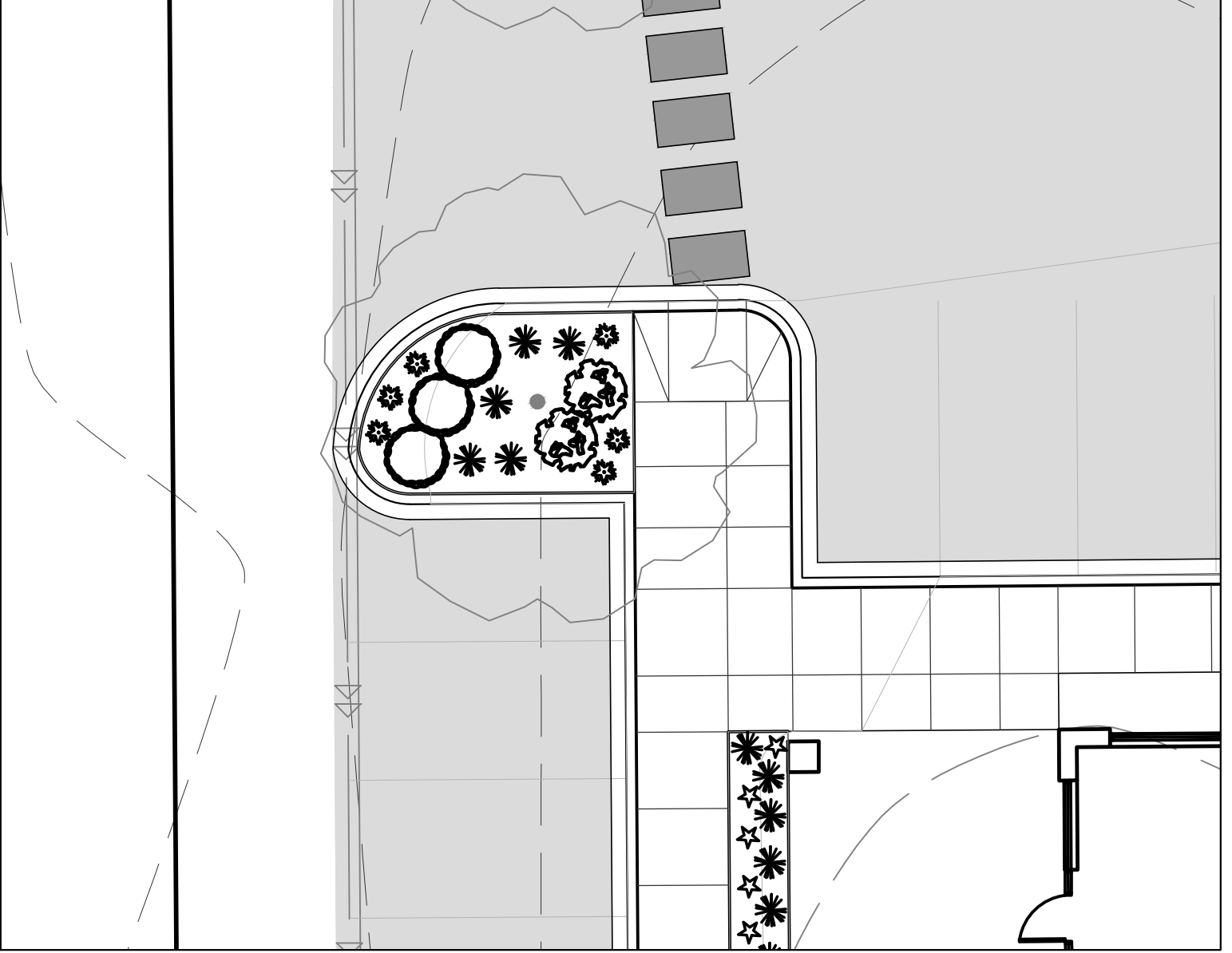
1 EAST OF BUILDING
L1.02
SCALE 1" = 10'
NORTH



2 SOUTH/WEST
L1.02
SCALE 1" = 10'
NORTH



4 NORTH WEST
L1.02
SCALE 1" = 10'
NORTH



3 WEST OF BUILDING
L1.02
SCALE 1" = 10'
NORTH

LANDSCAPE LEGEND									
KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QTY.	REMARKS	INSTALL HEIGHT	MATURE HEIGHT	
SHRUBS									
SVJ	Juniperus Horizontalis 'Savin'	SAVIN JUNIPER	#5	CONT.	-		0.5'	0.5'x4'	
DBB	Euonymus alatus 'Compactus'	DWARF BURNING BUSH	#5	CONT.	-		1.5'	4'x4'	
DBW	Salix purpurea 'Nana'	DWARF BLUE ARCTIC WILLOW	#5	CONT.	-		1'	3'x4'	
GLS	Rhus aromatica 'Gro-Low'	GRO-LOW FRAGRANT SUMAC	#5	CONT.	-		1'	2.5'x5'	
BCA	Viburnum trilobum 'Bailey Compact'	COMPACT AMERICAN CRANBERRYBUSH	#5	CONT.	-		1.5'	4'x4'	
AWS	Spiraea x bumalda 'Anthony Waterer'	ANTHONY WATERER SPIREA	#5	CONT.	-		1.5'	3'x4'	
SNS	Spiraea nipponica 'Snowmound'	SNOWMOUND SPIREA	#5	CONT.	-		1.5'	3'x4'	
MYS	Spiraea thunbergii 'Ogon'	MELLOW YELLOW SPIREA	#5	CONT.	-		1'	3'x4'	
GFS	Spiraea x bumalda 'Gold Flame'	GOLD FLAME SPIREA	#5	CONT.	-		1.5'	3'x4'	
BCC	Euonymus alatus 'Compactus'	BAILEY COMPACT CRANBERRYBUSH	#5	CONT.	-		1.5'	4'x4'	
SPF	Syringa x 'Ballsugar'	SUGAR PLUM LILAC	#5	CONT.	-		1.5'	4'x4'	
PERENNIALS									
KFG	Calamagrostis acutiflora 'Karl Foerster'	KARL FOERSTER FEATHER REED GRASS	#1	CONT.	-	PLANT 2' O.C.	6"	4'x2'	
PDS	Sporobolus heterolepis	PRAIRIE DROPSEED	#1	CONT.	-	PLANT 2' O.C.	6"	2'x2'	
BDL	Hemerocallis 'Baja'	BAJA DAYLILY	#1	CONT.	-	PLANT 18" O.C.	6"	2'x1.5'	
PMD	Hemerocallis 'Pardon Me'	PARDON ME DAYLILY	#1	CONT.	-	PLANT 18" O.C.	6"	1.5'x1.5'	
SDD	Hemerocallis 'Stella d'Oro'	STELLA D'ORO DAYLILY	#1	CONT.	-	PLANT 18" O.C.	6"	1.5'x1.5'	
WLC	Nepeta x faassenii 'Walker's Low'	WALKER'S LOW CATMINT	#1	CONT.	-	PLANT 2' O.C.	6"	1'x1'	

QUANTITIES SHOWN IN THE PLANTING SCHEDULE ARE FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR TO VERIFY QUANTITIES SHOWN ON THE PLAN.

Client
H&W FAMILY
LIMITED
PARTNERSHIP

Project
GATEWAY
COMMERCE
CENTER RETAIL
BUILDING

Location
LOT 4, BLOCK 2
COON RAPIDS,
MINN

Certification
I hereby certify that this survey, plan or map was prepared by me or under my direct supervision and that I am a duly Licensed LANDSCAPE ARCHITECT under the laws of the State of Minnesota.

JAMES A. KALLA
Registration No. 15071 Date: 01/09/2012
This certification is not valid unless wet signed in blue ink. For a complete copy of the rules and regulations, contact us for a wet signed copy of the rules which is available upon request at MFRA, Plymouth, MN office.

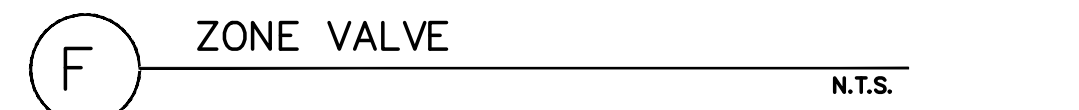
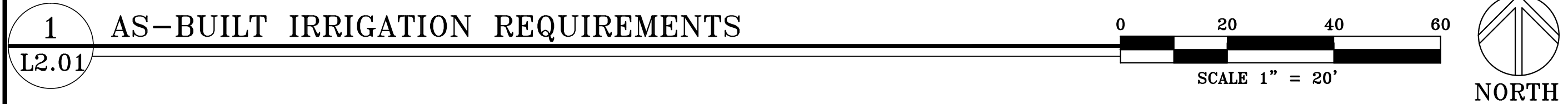
Summary
Designed: JFJ Drawn: JFJ
Approved: MCA Book / Page: --/--
Phase: PERMIT Initial Issue: 01/09/2012

Revision History
No. Date By Submittal / Revision

Sheet Title
LANDSCAPE
DETAILS
PLAN

Sheet No. Revision
L1.02

Project No. H&W16148



1. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR LANDSCAPE ARCHITECT APPROVAL IN ACCORDANCE WITH PROJECT MANUAL. SHOP DRAWINGS SHALL INCLUDE ACCURATE LAYOUT OF SYSTEM, INCLUDING BUT NOT LIMITED TO LOCATIONS, SIZES, AND PRODUCT/MATERIAL TYPE USED FOR COMPLETE IRRIGATION SYSTEM. POP-UP SPRAY AND ROTOR IRRIGATION SHALL HAVE HEAD-TO-HEAD COVERAGE. SYSTEM SHALL BE WINTERIZED (BLOW-OUT) AFTER THE FIRST OPERATIONAL SEASON AND SHALL PROVIDE STARTUP THE FOLLOWING SPRING. IRRIGATION SHALL HAVE TWO-YEAR WARRANTY ON PARTS AND LABOR FOLLOWING INSTALLATION APPROVAL BY OWNER.
2. CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND/ABOVE GROUND FACILITIES PRIOR TO ANY EXCAVATION/INSTALLATION. ANY DAMAGE TO UNDERGROUND/ABOVE GROUND FACILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND COSTS ASSOCIATED WITH CORRECTING DAMAGES SHALL BE BORNE ENTIRELY BY THE CONTRACTOR.
3. SERVICE EQUIPMENT AND INSTALLATION SHALL BE PER LOCAL UTILITY COMPANY STANDARDS AND SHALL BE PER NATIONAL AND LOCAL CODES. EXACT LOCATION OF SERVICE EQUIPMENT SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT OR EQUIVALENT AT THE PROJECT SITE.
4. THIS DESIGN IS TO BE BASED ON THE PRESSURE AND VOLUME OF STATIC, RESIDUAL, AND FLOW. SUBMIT CRITICAL ANALYSIS WITH THE SHOP DRAWINGS. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY THE INFORMATION.
5. THE IRRIGATION CONTRACTOR SHALL ARRANGE FOR ANY NECESSARY PERMITS AND/OR INSPECTIONS REQUIRED BY LOCAL AGENCIES OR ORDINANCES DURING THE COURSE OF CONSTRUCTION.
6. THIS IRRIGATION DESIGN SHOWS NECESSARY MATERIALS, BUT CERTAIN OTHER MATERIALS MAY HAVE TO BE SUPPLIED AND INSTALLED BY THE IRRIGATION CONTRACTOR IN ORDER TO HAVE, UPON COMPLETION, A FULLY OPERATIONAL IRRIGATION SYSTEM.
7. ALL PVC PIPING UNDER CONTINUOUS PRESSURE SHALL BE CLASS 200, ALL OTHER PVC SHALL BE CLASS 160.
8. ALL MAIN LINES SHALL BE 18" BELOW FINISHED GRADE.
9. ALL LATERAL LINES SHALL BE 12" BELOW FINISHED GRADE.
10. ALL EXPOSED PVC RISERS, IF ANY, SHALL BE GRAY IN COLOR.
11. CONTRACTOR SHALL VERIFY LOCATIONS, SIZES, AND DEPTH OF SLEEVES PRIOR TO CONSTRUCTION
12. FABRICATE ALL PIPE TO MANUFACTURER'S SPECIFICATIONS WITH CLEAN AND SQUARE CUT JOINTS. USE QUALITY GRADE PRIMER AND SOLVENT CEMENT FORMULATED FOR INTENDED TYPE OF CONNECTION.
13. BACKFILL ALL TRENCHES WITH SOIL FREE OF SHARP OBJECTS AND DEBRIS.
14. ALL VALVE BOXES AND COVERS IN TURF AREAS SHALL BE GREEN IN COLOR. ALL VALVE BOXES ON PLANTING BEDS SHALL BE TAN IN COLOR.
15. GROUP VALVE BOXES TOGETHER FOR EASE WHEN SERVICE IS REQUIRED. LOCATE IN PLANT BED AREAS WHENEVER POSSIBLE.
16. IRRIGATION CONTROLLER LOCATION SHALL BE VERIFIED ON-SITE WITH OWNER'S REPRESENTATIVE. SUBMIT LOCATION IN SHOP DRAWINGS.
17. CONTROL WIRES: 14 GAUGE, DIRECT BURIAL, SOLID COPPER IRRIGATION WIRE. RUN UNDER MAIN LINE (#12 FOR RUNS OVER 2000'-FEET). USE MOISTURE-PROOF SPLICES AND SPLICE ONLY AT VALVES OR PULL BOXES. RUN SEPARATE HOT AND COMMON WIRE TO EACH VALVE AND ONE (1) SPARE WIRE AND GROUND TO FURTHEST WAVE FROM CONTROLLER. LABEL OR COLOR CODE ALL WIRES.
18. AVOID OVERSPRAY ON BUILDINGS, PAVEMENT, WALLS AND ROADWAYS BY INDIVIDUALLY ADJUSTING RADIUS OR ARC ON SPRINKLER HEADS AND FLOW CONTROL ON AUTOMATIC VALVE.
19. ADJUST PRESSURE AT VALVES FOR OPTIMUM PRESSURE ON SITE.
20. USE SCREENS IN ALL HEADS.
21. ALL PIPE 2" AND OVER SHALL HAVE THRUST BLOCKING AT EACH TURN PER INDUSTRY STANDARD.
22. 23. ALL AUTOMATIC REMOTE CONTROL VALVES WILL HAVE 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL UNDERNEATH VALVE AND VALVE BOX. GRAVEL SHALL EXTEND 3" BEYOND PERIMETER OF VALVE BOX. THERE SHALL BE A 3" MINIMUM SPACE BETWEEN BOTTOM OF VALVE BOX COVER AND TOP OF VALVE STRUCTURE.
23. **POWER LIMITED TECHNICIAN LICENSE.** SUBMIT COPY OF MINNESOTA POWER LIMITED TECHNICIAN LICENSE FOR THE IRRIGATION SUPERVISOR WORKING ON THE PROJECT AND A COPY OF THE MINNESOTA POWER LIMITED TECHNICIAN CONTRACTOR LICENSE.
24. CONTRACTOR SHALL SUBMIT AN ACCURATE LAYOUT AND ASSOCIATED PRODUCT DETAILS OF IRRIGATION SYSTEM. DRAWINGS SHALL INCLUDE, BUT NOT LIMITED TO: PIPE SIZES, MAINLINE LAYOUT, MAINLINE ISOLATION VALVE LOCATIONS, ELECTRIC ZONE VALVES, HEADS, DRIFTLINE, VALVE BOXES, CONTROLLER, RAIN SENSOR, AND OTHER MAJOR COMPONENTS.

C

IRIGATION CONTROLLER: USE A ET BASED CONTROLLER. THE BASE LINE IS A HUNTER PRO-COM CONTROLLER WITH A SOLAR SYNC MODULE OR APPROVED EQUAL.

RAIN SENSOR: HUNTER RAIN-CLIK. INSTALL OUTSIDE CONTROLLER ROOM. ONE RAIN-CLIK PER CONTROLLER.

TURF IRRIGATION:

- DESIGN PRESSURE:
- ELECTRIC ZONE VALVES: HUNTER ICV WITH ACCU-SET PRESSURE REGULATOR.
- POP UP ROTOR HEADS: HUNTER MP ROTORS, NO SPRAY HEADS ALLOWED.
- POP UP ROTOR HEADS: HUNTER 4" POP-UP 1-20 ULTRA

SHRUBS/GRASSES/PERENNIALS/ANNUALS:

- ELECTRIC ZONE VALVE: HUNTER ICZ-101. INSTITUTIONAL CONTROL ZONE KIT, 1" CONTROL ZONE VALVE WITH 1" HY100WYE FILTER AND 25 PSI HIGH-FLOW REGULATOR.
- DRIPLINE IRRIGATION: RAINBIRD LD-09-18. DRIPLINE WITH 0.92 GPH EMITTERS AT 18" O.C. DRIPLINE SPACES AT 18" O.C. APART WITH EMITTERS OFFSET TRIANGULAR PATTERN.

CRITICAL ANALYSIS (TO BE PLACES IN SUBMITTED SHOP DRAWINGS)

- FLOW AVAILABLE (-PSI) _____
- WATER METER SIZE _____
- STATIC PRESSURE AT POC-(-PSI) _____
- FLOW AVAILABLE AT POC-(GPM) _____

